

Waste Management Design Guide

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1. Introduction

Regardless of the size of development, the storage and management of waste needs to be considered at all stages; from the design stage right through to occupation. Failure to do so can lead to increased costs during the building stage, inconvenient waste storage for the inhabitants and the potential for collections to be not only inefficient but also a possible risk to health and safety of occupiers and others.

This document has been designed to advise developers on the provisions that need to be made for the storage and collection of waste, including the separation of recyclable waste.

1.1 Planning Applications

Whilst prospective applicants are generally encouraged to seek pre-application advice, as regards advice on the provision needing to be made for the storage and management of waste, prospective applicants should follow the advice in this Guide.

Planning applications should include full details of the proposed refuse and recycling storage including the siting, layout, screening treatment (e.g. fencing, hedges etc.) elevations and access routes for residents and collection vehicles. This important information should form part of the planning application, although there may be occasions where permission could be granted without such details, but in those cases a condition would be imposed requiring such details to be submitted and approved at a later date before development commence.

This Design Guide may not contain all the information you require. It is recommended that developers use the following sources of guidance as appropriate:

- [National Planning Policy for Waste \(DCLG\) 2014](#)
- The Building Regulations
 - [Approved Document H](#) - Drainage and Waste Disposal (2002 Edition, incorporating 2010 amendments) (Relevant section - H6 Solid Waste Storage)

- [Approved Document M](#) - Access to and use of Buildings (2004 Edition, incorporating 2010 and 2013 amendments)
- British Standard 5906:2005 Waste management in buildings - Code of practice
- Adept Making Space for Waste: Designing Waste Management in New Developments
- Manual for streets - Publications - GOV.UK
- [South Bucks District Council Local Plan](#)
- [South Bucks District Council Residential Design Guide](#)
- Waste Partnership for Buckinghamshire Joint Municipal Waste Management Strategy
- South Bucks District Council [website](#)

1.2 Ensuring Compliance

If planning permission is forthcoming, planning conditions (or in some cases a Legal Agreement) will normally be used to secure the construction and retention of storage for refuse and recycling. Non-compliance with a planning condition or Legal Agreement may result in enforcement action being taken against the owner/occupiers of the site. Solicitors acting for prospective purchasers of a property will often seek confirmation that development has been undertaken in compliance with any planning permission granted and that planning conditions/legal agreements have been complied with.

2. Designing Waste Management in New Residential Properties.

The receptacles in which waste and recycling is presented for collection and the point of collection are specified by South Bucks District Council as the Waste Collection Authority in accordance with sections 46 and 47 of the Environmental Protection Act 1990.

Waste is collected from properties in South Bucks from the property boundary, where the front path or drive meets the public road or pavement, unless otherwise agreed with the Waste Collection Authority.

It will be expected that all 'new' residential developments (including where this involves the conversion of existing buildings to residential use) of one or more dwellings provide dedicated on-site storage space for waste and recyclable material. A suitable area must also be provided for the necessary containers to be placed at the property boundary on collection day, this should still be on the grounds of the property and not on the public highway itself.

Provision of such facilities in close proximity to a listed building, or within a Conservation Area will need to be designed in a sensitive and appropriate manner.

All residential development must have due regard for potential nuisance from noise and odour that may arise from waste management, and facilitate the safe, efficient and environmentally sensitive collection of waste.

Whilst internal storage areas may be designed into each property to aid occupiers to separate and temporarily store waste and recycling before transferring it to external bins. South Bucks District Council does not provide containers for such purposes.

2.1 Developments comprising 'new' dwelling houses

The Council operates an alternate weekly collection service where general household rubbish is collected one week, and paper & mixed recycling is collected the following week. Food waste is

collected every week. Residents are provided with, and separate waste into, the following containers as standard;

- Black bin (240L*) - general household rubbish
- Blue-lidded bin (240L) - mixed recycling (including cardboard, glass, plastics and metal)
- Black box - paper(44L) (including thin grey/white card)
- Brown caddy (23L) - food waste
- Green-lidded bin (240L) - garden waste (optional chargeable service)

*Residents may be given smaller bins upon request, or larger bins upon the receipt of evidence of 5 or more permanent residents.

Developers should provide the appropriate amount of space to house the above containers that minimises their visual impact and integrates into the design of the property/development in the locality. Sufficient space must also be available at the property boundary to place containers out for collection. The dimensions of these containers are provided in Appendix A.

Residents are required to present their bins on their property, at the property boundary and return them to the storage point as soon as possible after collection. All dwellinghouses must have sufficient access routes for residents to transfer their bins from the storage space to the collection point; this may require where appropriate dropped kerbs and a solid, smooth finish to the pathway.

The composting of fruit and vegetable peelings and garden waste at home is the most environmentally friendly way of managing this type of waste. Reduced price compost bins are available to residents via the Council. Developers are advised to allocate adequate secluded space in gardens for home composting, and should consider providing each property with a compost bin.

2.2 Private and gated developments

Where the proposed development incorporates a private road and/or gated access to one or more properties the collection point will be where the private road meets the public highway or on the outside of the gates. Where large developments are planned it will be advisable for a prospective applicant to seek pre-application advice from the Local Planning Authority .

Private or gated developments should be provided with either:

- adequate storage space in each property as above with a bin 'drop off' point located at the property boundary, see below; or
- a communal bin store located at the property boundary in line with the requirements given for apartment development bin stores in section 2.3.

Gated developments should not result in any height obstruction which restricts or prevents access for refuse collection vehicles or emergency vehicles.

Drop-off Points

Where dwellings are provided with individual storage space, plans should include sufficient space for occupiers to temporarily 'drop off' their bins at the collection point on collection day. The drop off point should be large enough to accommodate **at least one 240L wheelie bin, one 44L box and one 23L caddy per property**, however residents can subscribe to the optional garden waste collection service and may have more than one 240L bin on recycling week.

Drop off points should be located at the property boundary, ideally on the outside of gates. However a drop off point may be located inside of the gates providing the following conditions are met;

- No part of the drop-off point can be more than 10 metres away from rear of the collection vehicle, measured from the nearest safe place that the collection vehicle can stop. Pedestrian access can be gained for collection operatives from the vehicle to the drop off point without the need for operatives to use a key or security code between 7am and 5pm on collection day;
- The pathway from the drop off point to the rear of the vehicle is free from steps or kerbs and has a solid, smooth surface.

2.3 Apartments & Flatted developments

Storage Capacity

Communal storage facilities are more appropriate for flats and apartments. Residents living in apartments/flats will be provided with containers that allow the same capacity per property as dwelling houses on the standard collection service - see section 2.1 above. The storage capacity can be calculated as follows;

- General household rubbish = number of apartments x 240L
- Mixed Recycling = number of apartments x 240L
- Paper = number of apartments x 44L
- Food Waste = 1 x 140L wheelie bin per 20 apartments

Table 1 below provides examples of the number of bins required for developments of 5, 10 and 15 properties.

No of Properties	Max General Rubbish Capacity	Recommended Containers			
		General Rubbish Bins	Mixed Recycling Bins	Paper Bins	Food Waste Bins
5	1200L	4 x 360L	4 x 360L	1 x 240L	1 x 140L
10	2400L	6 x 360L or 2 x 1100L	7 x 360L	2 x 240L	1 x 140L
15	3600L	3 x 1100L	10 x 360L	3 x 240L	1 x 140L

In smaller developments the preferred method is to provide clearly labelled 240L/360L wheelie bins for communal use. However in larger developments it is more efficient to collect from 1100L bins that are hired for a charge from South Bucks District Council.

For large developments or where more than one bin store is proposed, best practice is to ensure all stores house refuse *and* recycling containers rather than separating the two, as this is more convenient for residents.

Storage Facilities

The design of communal storage areas is vitally important as they will help to prevent nuisance from the spread of rubbish, odour and noise. They should be an integral part of the development, located to avoid conflict with parking and to ensure residents, collection vehicles and crews can obtain access at all times.

The bin store will usually be the collection point, and therefore the access requirements below must be met - see section 3. For larger developments where a vehicle is required to access private property then a signed indemnity must be obtained before collections can start.

All bin stores should be large enough to house the recommended number of bins with a minimum clearance of 150mm around all sides of each bin. Storage areas should be designed so that bins can be placed side by side so that residents can easily access all containers. The enclosure should be designed and constructed with materials that are sensitive to the surroundings and be subtle and screened as much as possible, using boundary walls, fencing or sustainable planting.

All bin storage areas should have: -

- adequate lighting - natural and / or artificial;
- be away from windows and ventilators;
- good natural ventilation if completely enclosed e.g. high and low level air bricks;
- the floor capable of supporting up to half a tonne per square metre, laid to a fall with suitable drainage;
- a solid smooth, easily cleanable floor e.g. paving or concrete float finished;
- a suitable enclosure e.g. wooden fencing, brick or concrete walls built to a minimum height of 2m; and
- a notice board or space for signage so that collection days and other information can be displayed.

Further guidance regarding design and capacity for solid waste for domestic developments is provided in the Building Regulations - Approved Document H (Edition 2002, incorporating 2010 amendments) and British Standard 5906:2005. If in doubt, contact the Environment Unit for pre-application advice.

3. Ensuring Adequate Access

Particular care needs to be taken when designing access to bin storage areas and collection points in order to minimise health and safety risks and the potential for damage to buildings, roads and structures.

3.1 Access for waste collection operatives

In the case of gated developments collection operatives will need access to bin stores or drop off points without the need for collection operatives to require a security code or key. It may be desirable to install a trade's button effective from 7am to 5pm on the day of collection.

Bins should not have to pass through designated parking spaces or bicycle storage areas. The path between the bin store or other collection point and the nearest vehicular access must have a solid foundation which can support at least half a tonne per square metre. It must be rendered to a smooth finish, be level (unless a gradient of no more than 1:12 falls away from the bin store), have no steps and have a minimum width of 2 metres. A dropped kerb may be required.

The distance that collection operatives need to transport containers between the waste storage area and the rear of a collection vehicle at the nearest place it can safely stop should not exceed 10 metres.

Other health and safety issues to address include;

- The developer must ensure that they do not obstruct sight lines for pedestrians drivers and cyclists;
- The facility should not obstruct any utility service outputs:
- Access to wheel locks by refuse collection operatives needs to be maintained to secure bins in situ: and
- Receptacles should be sited away from windows, air conditioning and ventilators to minimize odour and noise nuisance, and away from perimeter walls to deter illegal access.

3.2 Access for collection vehicles

Developments incorporating a new access road which collection vehicles will need to transverse (i.e. larger developments where refuse will not be collected at a single collection point but from each individual property) must be built to the following specifications.

It is critical that any access roads, bridges or ramps need to be built at least to the local highways authorities adoptable standard, and ideally be at least 4.8m in width, be no more than 1:12 slope and must be capable of supporting vehicles having a gross weight (i.e. vehicle plus load) of 26 tonnes and minimum single axle loading of 11 tonnes. Any manhole cover or gully grating in these roads shall be of heavy 'Grade A' type.

Plans submitted as part of the planning application may be required to show swept path analysis showing the tracking movements of refuse collection vehicles to ensure that there are no adverse highway safety implications and that vehicles can actually access developments to collect waste. Access should be available for the largest of the collection vehicles in use, the dimensions of which are provided in Appendix B.

All decisions regarding the acceptability or otherwise of road layout, surface etc. will be made by Buckinghamshire County Council (BCC) Highways Department. Developers should liaise with BCC as early as possible with regards to access requirements and the need for swept path analysis.

The collection vehicle **must** be able to enter and leave the site in a forward facing direction and a turning circle or hammerhead must be provided so the vehicle can turn around if necessary. Reversing of waste collection vehicles is a dangerous operation and requires the use of reversing assistants to support the driver. Injuries to collection crews or member of the public by moving collection vehicles are invariably severe or fatal, one in three accidents occur when vehicles are reversing. If turning space is necessary, the road layout should permit at least a turning circle of 18.5m, kerb to kerb or 21.1m wall to wall (or gates, fences etc).

Any gates or arches on the vehicle route to the refuse/recycling storage/collection area should give a minimum clearance of 3.72m width and 4.5m height. Clearance of at least 5m above the height of a standard collection vehicle will be required in the area where bins are to be emptied to allow for the bin lifting mechanism.

There may be a need for developers to include in their proposal measures to restrict ad-hoc parking outside of marked spaces, to ensure that access for refuse collection vehicles is not reduced.

4. Waste management design in commercial properties

South Bucks District Council does not currently collect waste from commercial properties. Developers of commercial properties should seek advice from their Waste Management Contractor.

For developments incorporating both commercial and residential premises the waste and recycling containers must not be stored in the same location or must be clearly signed so as to avoid contamination. Plans for mixed use developments should clearly annotate which storage areas are for the residential element and which are for the commercial element.

5. Waste Collection

Once planning permission has been granted and building is underway, the Environment Unit at South Bucks District Council should be notified at least six weeks before the development is due to be occupied in order to discuss the provision of refuse and recycling containers and arrange collections to start.

A site visit and risk assessment may be required from the Council's Waste Contractor before any collections can start.

Environment Unit contact details;
Tel: 01895 837333 E-mail: recycling@southbucks.gov.uk

Appendix A. Container Dimensions

Container	140L Wheelie Bin	240L Wheelie Bin	360L Wheelie Bin
			
Dimensions (meters)			
Height	1.100	1.100	1.100
Width	0.505	0.580	0.620
Depth	0.555	0.740	0.850
Foot Print (Square meters)	0.280	0.429	0.527
Container	23L Caddy	44L Box	1100L Euro Bin
			
Dimensions (meters)			
Height	0.43	0.29	1.370
Width	0.32	0.63	1.250
Depth	0.39	0.39	0.980
Foot Print (Square meters)	0.125	0.246	1.225