



# **South Gloucestershire Council**

## **Supplementary Planning Document**

**Draft for consultation 2014**

# Waste collection: guidance for new developments

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## **1. Introduction**

1.1. The aims of this document are to:

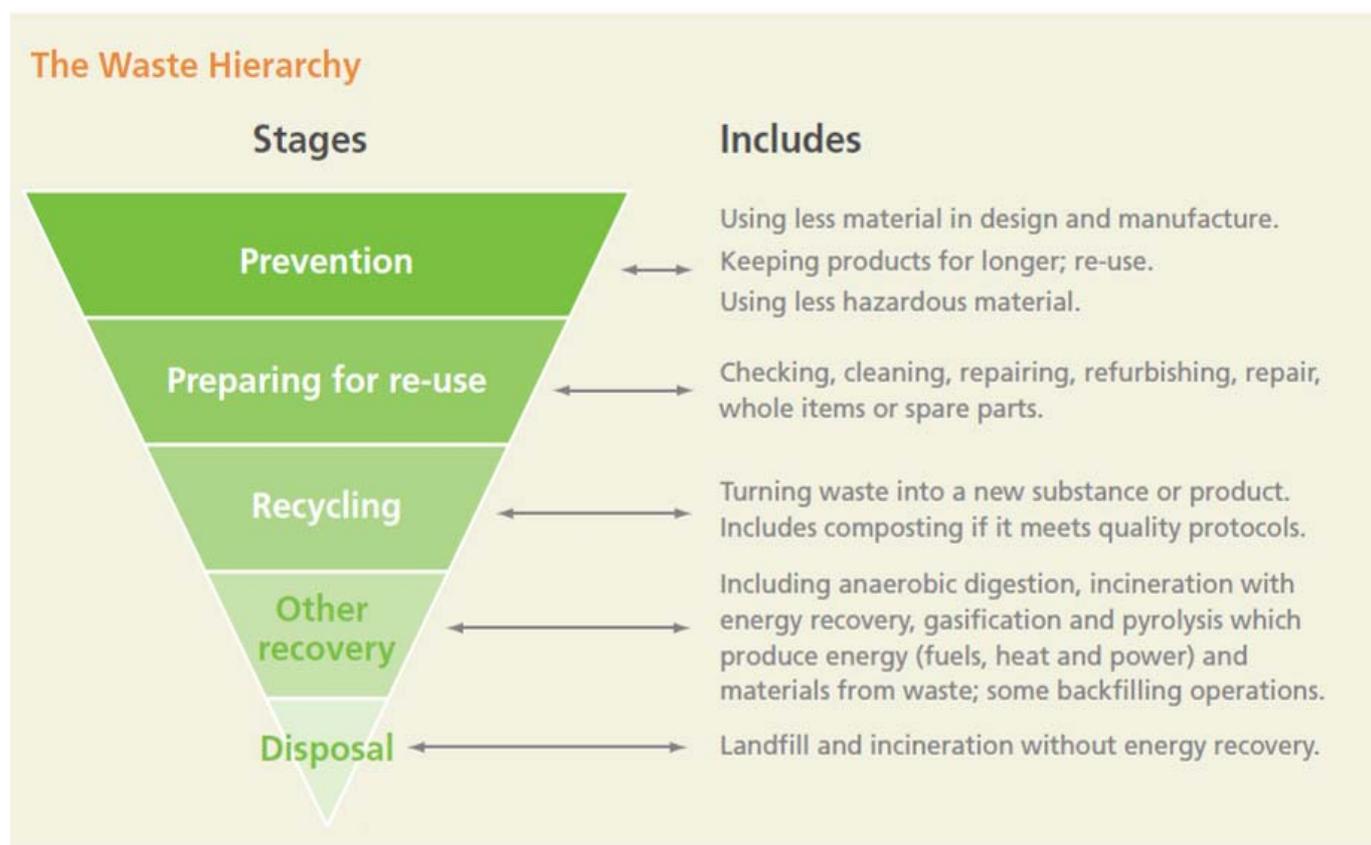
- Offer guidance to developers on how to ensure space for waste management is integral to the designs of all buildings and that vehicle access is suitable for South Gloucestershire Council's contractor's fleet.
- Embed consideration of the management of waste prior to construction into the planning process.
- Ensure that waste management in new developments does not adversely affect the quality of life for residents and other users of the space.

1.2. If developers use the guidance in this document, waste management will not adversely impact upon users of developments. Use of this guidance at the earliest stage will avoid circumstances which the council sometimes encounters where a development is constructed with inadequate waste storage solutions. In these circumstances the quality of life for residents suffers and it is far more difficult to introduce and encourage participation in established recycling schemes.

## **2. South Gloucestershire Council's Waste Strategy**

2.1. South Gloucestershire Council's waste strategy seeks the significant reduction of waste to landfill, with great emphasis upon reducing household waste and increasing the proportion that is either recycled or composted. It continues to be based upon the key principles of the waste hierarchy (shown in Figure 1), which seeks to optimise the use of the most beneficial methods of landfill reduction. The waste hierarchy gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, recovery, and last of all disposal (e.g. landfill).

Figure 1: the waste hierarchy<sup>1</sup>



- 2.2. The separate collection of recyclable and compostable waste materials from the kerbside is a key component of the implementation of the strategy. South Gloucestershire Council is already well provided for in respect of household recycling centres and smaller local recycling bring sites yet the kerbside collection service generates by far the greatest tonnage of recyclables.
- 2.3. Among the long-term objectives of the council is the provision of the same waste and recycling collection services to all residents wherever practicable.
- 2.4. The specifications for residential developments in Section (5) will help to deliver the targets set in the Waste Strategy for England 2007 and the Waste Management Plan for England 2013 which set future household recycling and composting targets: 45% by 2015 and 50% by 2020 and also to meet future higher targets which are anticipated.
- 2.5. The provision of alternating weekly collections and kerbside collections of multiple recyclables are intended to enable the council and residents to reach the targets for recycling and diversion from landfill.
- 2.6. In order to ensure that these objectives continue to be attainable, it is vital that new buildings are designed and constructed to enable waste to be segregated for recycling and composting, and to be stored and collected in a way that is practicable for all parties involved.

<sup>1</sup> Source: Government Review of Waste Policy in England 2011, Defra

- 2.7. The council would also like to see non-residential buildings designed, constructed and managed in a way that better facilitates the recycling of waste, to assist with the landfill reduction target.

### **3. How to use this guidance**

- 3.1. This document will help all those involved in the design and management of buildings to produce waste management strategies that best facilitate the storage of waste and maximise the amount which can be sent for recycling, thereby diverted from landfill.
- 3.2. It is a material planning consideration that developers are conscious of the waste that will be generated by their developments once occupied and that their proposals satisfy all the requirements of this document.
- 3.3. Sections 5 to 7 outline separate guidance on storage and collection arrangements for residential developments, commercial developments and mixed-use developments respectively.
- 3.4. This document is part of an evolving process to develop best practice guidance for the design and management of buildings in South Gloucestershire and should be read within the context of other council policies and legislation.
- 3.5. Where followed, the guidance offered serves to ensure that developments enable collection vehicles and crews to access collection points in accordance with the council's policies and to provide sufficient internal and external storage for waste in line with the council's application of its powers under Sections 46 and 47 of the Environmental Protection Act 1990.
- 3.6. The guidance in this document intends to help developers produce successful waste management strategies at an early stage and it will also assist in complying with Part H6 of the Building Regulations 2002.
- 3.7. While this guidance primarily focuses on completely new developments, it is also applicable to developments at existing properties where waste and recycling storage will be affected.

### **4. Vehicle access**

- 4.1. One of the main barriers to the integration of waste management facilities into new developments is insufficient vehicle access for refuse collection vehicles (RCVs). Where vehicles cannot access collection points, there is an adverse impact on the street scene because waste containers have to be presented at locations that are not designated as waste collection points. Such inadequate arrangements may also require residents to carry their waste in excess of distances stated in Part H of the Building Regulations 2000, as detailed in section 5.3.1 below.
- 4.2. Reversing of RCVs causes a disproportionately large number of accidents in the waste and recycling industry. These moving-vehicle accidents may cause severe or fatal injuries to workers or members of the public. Plans should aim to minimise the amount of reversing required by RCVs. Where reversing is necessary, developers should work within the stipulations of BS 5906:2005, Waste Management in Buildings, which

states a maximum reversing distance of 12m. During 2013 the waste management industry suffered 4 times the UK industries' national average of accidents and 10 times the number of fatalities. This is, therefore, a serious concern and the council will not require its contractor to reverse excessive distances. Provision of sufficient parking spaces for residents will help to avoid rogue parking that prevents access for RCVs.

- 4.3. The council requires that swept-path analysis is used in all plans to assess layouts for accessibility. BS 5906:2005 recommends a minimum street width of 5m for waste collection vehicles.
- 4.4. Vehicles should be able to approach collection points so that a waste collection operative does not have to move a container over a distance exceeding 10m. Generally waste collection points will be at the edge of each property where it meets the adopted highway, as detailed in 5.2, so it should be rare that the distance is anywhere near 10m.
- 4.5. At any collection point a minimum working area of 3.5m width and 4m length is required and vertical clearance of 4.5m should be allowed at all times.
- 4.6. A major impediment to the successful delivery of waste collection services is parked cars preventing RCVs accessing collection vehicles. The cars that cause the problems are often parked outside of allocated parking areas by residents who want their cars closer to their homes. When considering access for RCVs, developers should consider the impact of residents' parking habits to ensure that cars parked outside of allocated areas will not obstruct access to RCVs. (Minimum road width – 5 m with single sided parking only allowed.)

Road surfaces at all parts of a development where RCVs are expected to operate must be able to bear the weight of a fully laden vehicle, which weighs approximately up to 26 tonnes.

## Avoiding problems with access Houses – Good Practice



- ☑ Designated space at front or rear of property to store all receptacles, with landscaping to shield bins from view.
- ☑ Easy access for crews to empty containers from edge of properties adjacent to public highway.
- ☑ Road is of appropriate specification for heavy vehicles.



- ☑ No communal collection point – evident to collectors which bin belongs to which property.
- ☑ Containers accessible for collection without obstructing vehicles or pedestrians.
- ☑ No steps to increase bin movement hazards.

## Houses – Things to Avoid



- ☒ Lack of bin storage at front or sides of house (or back of house if access to garden is suitable. E.g. side gates)
- ☒ Communal collection point for bins so collectors cannot see whose bin is whose. This leads to excess waste and unaccountability.
- ☒ Collection point should be on hard standing, not a grass verge.



- ☒ Bins should be put out for emptying somewhere that will not hinder vehicle or pedestrian movements.
- ☒ Communal bin stores are not acceptable for individual properties.



- ☒ Inadequate parking spaces causing very narrow access exacerbated by traffic calming measures and posts to prevent parking in certain areas.
- ☒ To be able to navigate certain roads the driver needs to turn the wheels without moving the vehicle which leads to block paving being disturbed.



- ☒ No area out the front of properties to put the containers out for collection.
- ☒ Narrow estate roads without parking restrictions at key junctions lead to access problems for RCVs.

## 5. Waste storage and collection for residential developments

### 5.1. The collection service for individual houses

5.1.1. South Gloucestershire's waste collection service to domestic houses is summarised in the Council's Web site

<http://www.southglos.gov.uk/Pages/Topic%20Pages/Community%20Services/Waste/Household-recycling-and-rubbish-collections-1615.aspx> )

The service to flats varies according to facilities to provide the various containers.

5.1.2. Any storage areas, both internal and external, must take account of the materials that residents are able to recycle through their kerbside collection scheme.

5.1.3. The sections below detail how waste management should be integrated into the design process working back from the collection point all the way through to internal storage of waste within a property.

5.1.4. For new developments, only the approved container types can be used for the services.

## 5.2. **Collection points**

5.2.1. The council empties waste containers from the boundary of a property where it meets the public highway. Collection points must be on hard standings and gradients must not exceed 1:12. Developers should ensure that containers can be left out for collection without blocking the footway or presenting hazards to users, as stated in the Department for Transport's 'Manual for Streets' paragraph 6.8.18.

5.2.2. External storage points can be used as collection points provided that they are located in positions that comply with the guidance set out in section 5.2.1. Any such storage and collection points should not detract from the street scene and quality of place in a development.

5.2.3. Developers should ensure that collection points are free from obstructions that would prevent waste collection from successfully taking place, such as (but not exclusively) bollards and cars parked in allocated parking spaces. Allocated parking spaces should therefore not interfere with waste collection points.

5.2.4. As noted in 4.4 above, for new developments collection crews should not carry/wheel waste containers over distances greater than 10 metres.

5.2.5. For residents who cannot use the designated collection point due to reasons of illness, physical inability or infirmity, the council offers an assisted collection service. Crews will empty containers from a nominated point at the property to the vehicle and return the containers to the nominated point after emptying.

5.2.6. Other areas of external storage should comply with the guidance in 5.4 so that assisted collections can be safely carried out from such a point.

### 5.3. Routes to collection points from external storage space

5.3.1. Occupiers are responsible for moving containers from storage areas to designated collection points. The Approved Document to Part H of the Building Regulations 2000 stipulates conditions which should be met in order for developers to comply with Part H:

- Containers should be stored within 25m of the waste collection point defined by South Gloucestershire Council.
- Occupiers should not be required to carry or wheel containers from the storage point through their property on collection days.
- There should be no steps or other obstructions between the storage area and the collection point.
- Gradients of routes to collection points should not exceed 1:12.

5.3.2. Where distances exceed those stated in 5.3.1, experience shows that occupants are less likely to participate in recycling schemes because of the perceived inconvenience of carrying another container to the collection point. This potential outcome would have a negative impact on the council's waste strategy targets.

5.3.3. Because of our assisted collection policy, as described in 5.2.5, crews may have to empty limited numbers of containers from storage points to the collection vehicle. Where the stipulations in 5.3.1 are not followed, collection staff would be exposed to manual handling practices that are strongly discouraged by the Health and Safety Executive. It is important therefore that this aspect of new developments does not compromise health and safety performance.

### 5.4. External storage of waste

5.4.1. Waste storage areas should be appropriately located, usually within the boundary of the property, and designed to minimise visual impact with features that screen containers from public view. These storage facilities should not obstruct sight lines for pedestrians, drivers and cyclists and they should not interfere with pedestrian or vehicular access to buildings.

5.4.2. External storage spaces must be on hard standings and they should be away from windows and ventilators, preferably under shade where possible. All storage areas must be accessible to residents with disabilities and, in particular, wheelchair users. Level storage space is desirable to ensure that containers do not roll of their own accord when full of waste. Where a gradient is unavoidable, it should not exceed 1:12.

5.4.3. Rear garden storage is preferable where possible provided that there is a suitable route to the collection point that complies with carrying distances stipulated in Building Regulations 2000, as listed in 5.3.1 above.

- 5.4.4. Storage areas should be large enough to accommodate all of the containers listed in (give web link). It is desirable for capacity for future additions to the kerbside collection service to be accommodated into storage areas as well, because the council's waste strategy states that it will seek to achieve continuous improvement of the kerbside collection service. Future legislation may also require the separate collection of further materials in order to comply with bans of certain materials being disposed of to landfill.
- 5.4.5. External storage areas will require a clear turning circle area to allow containers to be manoeuvred when bins are being moved to and from the collection point. ADEPT (The Association of Directors of Environment, Economy, Planning & Transport )recommends a minimum 1.5m diameter turning circle for two-wheeled bins.
- 5.4.6. To encourage waste minimisation, ADEPT recommends that room for a home composter is allocated for each plot with a garden. The council's waste strategy also promotes the use of home compost bins in gardens, as a waste minimisation measure. Developers should consider providing home composters, particularly where developers wish to demonstrate the sustainability performance of a scheme under the Code for Sustainable Homes.
- 5.4.7. The information in section 5.4 should ensure that waste containers are not stored on the public highways, in accordance with paragraph 6.8.13 of the Department for Transport's 'Manual for Streets'.

## 5.5. **Internal storage of waste**

- 5.5.1. To encourage occupants to recycle their waste, internal storage areas should be designed into each unit of a new development. This will enable occupants to segregate their waste into residual waste and recyclables, and to store it temporarily until transferring it to the external waste and recycling containers available.
- 5.5.2. To make the most efficient use of space within properties, storage facilities should be integrated into the design of cabinets and fittings in the kitchen (or point of arising). Integrated solutions to storage are likely to be less obtrusive than requiring householders to acquire free standing bins after they have moved in. Where such containers are convenient to use, it is more likely that residents will separate their waste for recycling. The provision of internal storage for waste and recyclables is an important measure in achieving the targets set out in the council's waste strategy therefore.
- 5.5.3. Options that developers may wish to consider include kitchen units with pull out cupboards containing separate receptacles (one for waste and others for dry recyclables), under the sink storage solutions or an area of storage available in the kitchen/utility room to enable the separation of waste within the home.

- 5.5.4. ADEPT recommends that at least three containers per dwelling are provided with a minimum total capacity of 60 litres, where no single container is smaller than 15 litres.
- 5.5.5. Consideration should be given to the materials that residents can recycle at the kerbside, as outlined in <http://www.southglos.gov.uk/Pages/Topic%20Pages/Community%20Services/Waste/Household-recycling-and-rubbish-collections-1615.aspx> when designing storage solutions.

## 5.6. **The collection service for flats**

- 5.6.1. Residents in flats are able to recycle many of the same materials as occupiers of individual households but the service is delivered in a different way, with ground-floor communal collection points used in most cases.
- 5.6.2. Where a flat does have an allocated garden, external storage space should be allocated for the provision of a garden waste bin in accordance with the information in (give web link). Where garden waste is generated by a contractor, the council will not remove this commercial waste.
- 5.6.3. The number of flats within a block determines the number, type and size of containers required.
- 5.6.4. Individual residual waste storage for each flat should be provided for blocks of five or fewer flats.
- 5.6.5. The information on collection points, routes from storage to the collection points and internal and external storage included in the section 5.2 applies to the requirements for waste management at a block of flats referred to in 5.6.4.
- 5.6.6. It must be noted that the council intends to increase collection of recyclables from flats and therefore additional space should be allocated at the design stage to allow for additional containers from 2014 onwards.
- 5.6.7. Any storage areas, both internal and external, must take account of the materials that residents are able to recycle through their kerbside collection scheme. Where flats will have shared recycling facilities, waste disposal units should be considered for the kitchens.
- 5.6.8. The sections below detail how waste management should be integrated into the design process working back from the collection point all the way through to internal storage of waste within a property.

## 5.7 Collection points and external storage

- 5.7.1 Where apartments are grouped in blocks of five properties or fewer, the storage facilities required for individual households should be applied to each property. The collection points at these properties should comply with section 5.2 above and the external storage should be provided in accordance with 5.4.
- 5.7.2 For blocks of flats with more than five properties, a communal surface-level storage and collection point will usually provide the best solution. All such storage areas should be screened to some extent and preferably they will be in an enclosed and covered compound. Sufficient space should be provided for each container and there should be sufficient operating room to allow both residents and waste collection operatives to access and use each container without having to move another container. Where storage areas are integrated into buildings, adequate ventilation should be provided to minimise odours.
- 5.7.3 Doors to bin stores should be fitted with restrictive openers to prevent over extension, scratch plates on the relevant side and a means of keeping them open during the collection process. ADEPT recommends that doors should have a minimum width of 2 metres so that the removal and return of containers is manageable without obstructions to the manual handling operation.
- 5.7.4 Any distance between a bin store and the collection vehicle should also have a minimum width of 2 metres to allow the safe removal and return of containers.
- 5.7.5 The floor of a bin store must be of paved or of solid finish without steps or kerbs. The surface should be one that can easily be cleaned and it should contain adequate drainage.
- 5.7.6 If a change of level is required to get bins from the storage area to the back of the RCV, a maximum kerb height of 30-60mm should be constructed. Any slope must not exceed a gradient of 1:12 and there should be no steps between a storage area and the collection point.
- 5.7.7 All bin stores should have adequate natural or artificial lighting to allow safe access 24 hours a day. They should also be permanently ventilated.
- 5.7.8 The walls in the bin store should have bump strips placed at bin height to prevent damage.
- 5.7.9 Safety and anti-social behaviour
- 5.7.10 Poor location and poor design of container stores can either be a source of anti-social behaviour or it can be perceived as an unsafe place for residents, which can lead to reluctance to use facilities properly.
- 5.7.11 Bin stores should be located in overlooked areas, albeit in a position that does not detract from the quality of place.

5.7.12 Secure doors with a controlled access (key pad access not individual keys) will deter non-residents from misusing the storage area.

5.7.13 Consideration of the noise created by residents depositing waste (particularly glass) should be central to deciding upon the location of the bin store, so that it will not create a nuisance for residents.

5.7.14 Appropriate signage in storage areas is key to the successful use of recycling containers. The council does not provide these signs. Bin stores should be clearly labelled for residents.

## Things to avoid with bin stores for flats

### Main Issues



Footpaths between the bin stores and the vehicle access point too narrow, uneven, gravel, on a gradient, without a drop kerb or more than 10 metres.

Bin stores too small to fit an adequate number of containers.



Bin store too small to manoeuvre bins so that residents can't get to bins at the back and so dump waste at the front. Each bin needs to be able to be manoeuvred without having to move other bins.

Bin stores easily accessible to passers by. Such bin stores need to have a higher wall and lockable doors. (Many sites have a code for residents and collection crews to use.)

- ☒ Unlit interior bin stores that lone women will be resistant to use in hours of darkness.

## 5.8 Flats – Good practice



### **Bin store for 18 properties**

- ☒ Sufficient space all containers.
- ☒ Adjacent to public highway and within 35m of properties.
- ☒ Access via locking doors for residents and collection crews.
- ☒ Wide doors and dropped kerb

#### 5.8.1 Routes to collection points from external storage

Flats will require a route to the collection point usually. The guidance in 5.3 applies to flats in that category.

#### 5.8.2 Internal storage

The information on internal storage in 5.5 applies to flats. With space often at a premium in flats, well-designed internal storage solutions will ensure that waste management is integrated into the living space instead of becoming an inconvenient add-on which affects the space available and makes it less likely for an occupier to separate materials for recycling.

#### 5.8.3 Management arrangements

Under Section 46 of the Environmental Protection Act 1990, the council has the power to specify the substances or articles that may be put into designated receptacles. In applying this power, South Gloucestershire Council only collects waste contained in designated receptacles where the materials within the containers are correctly separated into the appropriate containers (e.g. only paper is in the paper bin).

5.8.4 Any materials not presented in accordance with Council guidelines will not be collected by South Gloucestershire Council. These materials will have to be dealt with by a management company or similar organisation.

5.8.5 If incorrectly deposited waste prevents operatives from accessing designated containers, all waste may be left uncollected. It will be the responsibility of management companies to return the bin store to an acceptable state that will facilitate collection on the next collection day.

5.8.6 Where a bin store requires cleaning, a management company will have to carry out this function. South Gloucestershire Council does not provide a cleaning service.

5.8.7 Tenancy agreements and management company terms and conditions for occupiers of flats should include statements which show the course of action that management companies will take when tenants misuse storage areas. Storage areas are almost exclusively on private land, so the council has limited powers to intervene. Well-worded, binding agreements will allow problems related to waste to be resolved quickly and successfully.

## 5.9 **Collections while developments are under construction**

5.9.1 A number of problems for waste collection can occur while properties are occupied before construction is completed. These include restricted vehicle access due to parked construction traffic, restricted vehicle access due to cordoned off areas of the site and unsuitable collection points where hard standings, pavements etc have not been made to the final, adoptable standard. Other factors that affect access include scaffolding protruding into the road and problems are also experienced where waste operatives cannot access containers on foot due to obstructions.

5.9.2 The duty to safeguard the health and safety of residents, collection staff and/or contractors engaged in service delivery means that we will usually require residents or the construction contractor to carry residents' containers to a suitable point on the development where access is clear.

5.9.3 This point should be considered by developers and their construction partners because the sequence in which properties are constructed and then released for the market will have an impact on waste collection if these areas have restricted access while other parts of the development are being built.

5.9.4 Interim arrangements may be required over a lengthy period of time, depending on the size of the development.

Table 1 below, which is based on information in the document 'Community Infrastructure Levy: Viability Study' by BNP Paribas, indicates the average number of months during which both construction and sales take place concurrently. The timescales listed in

Table 1 show that where risks are posed to residents when interim arrangements are in effect, exposure to these risks can be over prolonged periods. Developers should therefore seek to manage the risk by carefully considering the sequence of construction and release for sales.

**Table 1**

<b>Item</b>	<b>Commentary</b>	<b>Site information</b>				
Number of units		4	15	50	60	70
Construction period (months)		8	18	23	23	27
Sale start (month from commencement)		8	15	15	15	12
Number of months during which construction and sales take place concurrently	Period during which interim arrangements for waste collection will be required if sequencing of construction and release for sales is poorly considered	1	4	9	9	16

5.9.5 During the period where interim arrangements are in effect, developers and their construction partners should liaise with residents over moving their containers to a suitable point. South Gloucestershire Council will not be responsible for moving containers over distances greater than stated in 5.2.4 above.

5.9.6 While roads are under construction, and for a considerable period thereafter, they are likely to be unadopted but South Gloucestershire Council does not have to collect waste from unadopted roads.

5.9.7 Developers should give the council four weeks notice of intended occupancy of properties.

#### 5.10 **Unadopted roads**

5.10.1 South Gloucestershire Council need not collect from unadopted roads. The only exception is made in the circumstances outlined in 5.10.3.

5.10.2 Collection crews encounter unadopted roads either on newly constructed developments before adoption has taken place or where roads or access routes are never formally adopted.

5.10.3 Collection from unadopted roads will only be where the council and its contractors are indemnified against damage to property and where the Council assesses that the surface is suitable for RCVs to manoeuvre safely and for manual handling.

5.10.4 Unless an indemnity is signed by the landowner at new developments, collections would have to be made from a point where the unadopted road meets the public highway.

5.10.5 A signed indemnity does not guarantee that collections will take place from within the development. Operational problems may delay/prevent collections within the development.

## 6. Waste storage and collection for commercial developments

### 6.1 The collection service for commercial properties

- 6.1.1 The council does not normally collect commercial waste. However, this may change in the future and therefore the following points should be considered.
- 6.1.2 Waste generated from commercial premises is less easy to quantify when compared to waste from domestic households. Different businesses generate different types and volumes of waste dependent on the activities of each one. These differences may require different collection frequencies depending on the nature of the waste.
- 6.1.3 A further complication is that each business on a single development could have its own waste management contractor, so there could be a range of vehicles wanting to access waste containers at different times of the week. Commercial waste collection service providers are increasingly offering recycling collections in response to the duty placed upon businesses under the Pre Treatment Regulations 2007. In practice, businesses often comply with the regulations by sorting their waste for recycling collections. This may require additional provision of storage space for bins.
- 6.1.4 All waste from commercial premises must be stored in containers off the public highway. Materials collected by or on behalf of the council must be segregated in accordance with the council's recycling requirements and in compliance with all legislation.
- 6.1.5 Table 2 shows the litres of waste capacity required by commercial premises by type, as suggested by ADEPT.

**Table 2**

<b>Development type</b>	<b>Litres of waste per 1000m<sup>2</sup> gross floor space</b>
Offices	2,600
Retail	5,000
Restaurants and fast-food outlets	10,000
Hotels	7,500

- 6.1.6 Table 3 shows indicative dimensions for the size of bins that commercial premises may use.

**Table 3**

<b>Container size</b>	<b>Dimensions</b> (height x width x depth in mm)
140	1100 x 505 x 755
240	1100 x 590 x 800
660	1330 x 1375 x 785
1100	1470 x 1375 x 1120

## 6.2 Collection points

6.2.1 The majority of waste collection contractors will operate in the same way as South Gloucestershire Council and its contractor. Waste containers are collected from where the boundary of a property meets the kerbside of the public highway (the RCV would remain on the highway). Collection points must be on hard standings and gradients must not exceed 1:12.

6.2.2 The guidance in 5.2.2 and 5.2.3 above applies to commercial developments.

## 6.3 Routes to collection points from external storage

6.3.1 Where external storage space is not also the collection point, occupiers are responsible for moving containers from storage to the collection point.

6.3.2 Owners or proprietors at commercial premises have a duty to safeguard the health and safety of their employees, so there are limits on the distances that they can carry/wheel waste containers. The guidance relating to carry distances for crews in 5.2.4 should be applied to commercial premises. Routes from storage points to the collection point should comply with the information in 5.3.1 and not exceed 25 metres therefore for two-wheeled bins therefore. Distances should be considerably less where four-wheeled bins are in use.

## 6.4 External storage of waste

6.4.1 The information in Table 2 and Table 3 should allow developers to account for suitable storage space at each site.

6.4.2 A clear turning circle of at least 1.5m diameter should be provided for manoeuvring containers in any storage space.

6.4.3 The construction of external storage space should comply with the information in section 5.4.2 where a storage point is also a designated collection point because it complies with the carry distances stated in 5.2.4.

## 6.5 Internal storage of waste

Internal waste storage facilities will vary for each development depending on the size of the premises and the activities which take place on site. When considering the amount of room required, developers should include room for recycling containers as well as refuse containers.

## 6.6 Collections while developments are under construction

The information in section 5.9 applies to commercial developments.

## **7 Waste storage and collection for mixed-use developments**

In mixed-use developments waste for residential premises and commercial premises should be stored separately. This measure will protect the facilities available to council tax payers, but it will also ensure that businesses which pay for waste collection have dedicated facilities for their exclusive use.

The guidance in sections 5 and 6 applies to mixed-use developments, provided that developers adhere to the principle outlined above.

### **7.1 Collections while developments are under construction**

The information in section 5.9 applies to mixed-use developments.

## **8 Planning applications**

In order to verify whether a proposed development has suitable access, storage space and collection points, scaled plans are required to highlight certain information. By providing this information, developers will assist the council in making decisions about waste matters quickly, rather than having to engage in lengthy dialogue on details that could be provided at the front end of the process.

The required items on site layout plans or waste management plans are set out in

Table 4.

Table 4

<b>All developments</b>
Swept-path analysis to show that access and turning room for a RCV is acceptable
<b>Individual residential properties and flats grouped in blocks of five or fewer</b>
Indication of the external waste storage area per property
Indication of the internal storage space with an indication of the types and size of containers used
Identification of the collection point per property
Identification of the route from the storage area to the collection point, including an indication of the distance (may be tabulated separately for ease of reference)
<b>Residential flats which are grouped in blocks of 6 or more</b>
Plan of the bin storage area with containers drawn in situ, to show that sufficient room has been allowed (including sufficient space to manoeuvre each container without the need to move other containers to facilitate such a manoeuvre), and an indication of the distance of the bin store from the kerbside
Collection point (if the bin store is not also the collection point)
Route to collection point and indication of the distance between storage area and collection point (only applicable where the bin store is not also the collection point)
Indication of lighting, drainage and ventilation provisions (where required) on plans for bin storage areas.
<b>Commercial developments</b>
Indication of the waste storage area per premises, based on the information supplied in Table 2 and Table 3 above
Identification of the collection point per property
<b>Mixed-use developments</b>
All of the information required for the sections above on residential and commercial developments; identification of items for residential and commercial developments should be differentiated by colour coding

Where there is a significant gap between the granting of planning permission and construction of the development, the developer should contact the waste collection department to ensure that the information about the collection system provided during the application process is still applicable.

## 9 Contacts

South Gloucestershire Council Waste Management Client Unit –  
[Waste.Management@southglos.gov.uk](mailto:Waste.Management@southglos.gov.uk)

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## Bibliography

*Making Space for Waste: Designing Waste Management in New Developments – A Practical Guide for Developers and Local Authorities*, ADEPT, 2010

*Manual for Streets*, Department for Transport, 2007

*The Building Regulations 2000 Approved Document: Drainage and Waste Disposal (Part H)*, Office of the Deputy Prime Minister, 2002

*Community Infrastructure Levy: Viability Study*, BNP Paribas, 2012

## Appendix 1

### In all cases – Vehicular Access

1. In all instances consideration must be given to the sensitivity of location, the requirements for a vehicular crossover and the likely constraints of headroom and turning space.
2. For information, to assess whether a road is suitable for our vehicles to gain access to collect waste and recycling the vehicles we use are a width of 2500mm, a height of 3500mm, weigh up to 26 tonnes and have a turning circle of 19.1m
3. Service roads need to be capable of taking Refuse Collection Vehicles. SITA is only required to drive on adopted highways or those that are scheduled to become adopted and have been constructed to the appropriate specifications.