

Planning Advice Note

The Provision of Refuse Storage Facilities in New Residential Developments

Advice to developers, architects and designers on best practice when designing refuse facilities for new residential developments.

This Advice Note outlines those points which the Council would expect to be observed by designers when preparing planning submissions.

Developers must have regard to the Solid Waste Storage requirements as contained in the Building Regulations 2000 (as amended by SI 2001/3335). This guidance complements the Building Regulations, and they should be followed at the planning/design stage of waste and recycling storage and collection facilities.

Introduction

Fareham Borough Council is responsible for the collection of waste and recyclable material from all domestic properties within its boundary. The service is a key council operation, and it is essential that all new developments are designed to enable effective and efficient collections.

The Council has powers to specify the type and number of receptacles to be used for waste and recycling collection, and the location where they should be placed for collection.

Outline of main requirements

- Size of stores - Bin stores for flats must be large enough to accommodate the required number and size of bins
- Location - adjacent to road. Distance to pull bins must be as little as possible and not exceed 25 metres
- Roads must be wide enough for refuse collection vehicles to turn and manoeuvre, including off-shoots and smaller roads, bearing in mind any anticipated on-street parking. The Health & Safety Executive have identified a problem with a number of new developments in Fareham where parked cars make the roads too narrow for a refuse collection vehicle to access.
- Level surface to road. Bins cannot be pulled up or down steps and kerbs.

Summary

The service is provided using a variety of sizes of wheeled bins. Each house is allocated one 240 litre bin for waste, and one for recyclable material. Garden waste is also collected in reusable sacks or bags, on the same day as recycling.

Flats are issued with bins of varying size depending on the number and type of dwelling. Garden waste is also collected from flats if required, as outlined above.

Collections from houses are carried out from the kerbside; and residents are asked to place their bin at the edge of the highway on collection day. In the case of flats, collection will take place from a communal bin storage area.

Development proposals must therefore:

- Comply with all applicable legislation
- Provide sufficient internal storage capacity to separate waste and recycling
- Provide sufficient external storage space for the separate waste and recycling containers, including garden waste and with room for other services, for example glass collection
- Locate the waste and recycling storage areas:
 - where householders need not carry waste and recycling a distance greater than 30m
 - where the collection vehicle can park as close as is practicable to the collection point without being impeded by parked vehicles, to a maximum distance of 25m
 - at ground level
 - with dropped kerb crossings and road markings where appropriate
 - without blocking the doors, for example with a car parking space
 - with appropriate signage
- Include on the plans bin collection and storage points and a collection route.

Part H6 of the Building Regulations contains a number of requirements regarding the storage of solid waste. This Guidance supplements those Regulations and sets out the functional requirements of the Council as Waste Collection Authority.

Refuse Storage

Individual houses

Each individual dwelling must have provision for 2 x 240 litre wheeled bins, one for recycling and one for refuse, stored within the property boundary. Large households may require two of each bins (4 in total). Householders are required to place bins at the highway edge for emptying, and consideration should be given to enable this to be done with ease. Steps and other hazards to ease of movement must be avoided.

Space should be allocated within the boundary of each house, to store the necessary number of bins for that household, in a manner which does not detract from the street scene. This is particularly important for households where no rear access is proposed.



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Photo 1 - satisfactory bin storage areas for individual houses

Photo 2 - inappropriate bin storage areas which detract from the street scene

In order to encourage sustainable methods of waste disposal, for properties with a rear garden the Council requires that adequate space is provided for a home compost bin.

Bins will be collected from the highway edge, and for some dwellings this may require a collection point to be installed. Such a collection point must be of a suitable hard-standing construction, and large enough to accommodate the required number of bins and garden waste sacks. Bin collection points must be indicated on the plans.

The route to and from the collection point should allow for ease of use, namely a hard surfaced pathway from the store to the collection point at least 1.5 metres wide and as near level as possible. There should be a dropped kerb at the highway edge to allow easy movement of larger wheeled bins. Again, steps and other hazards to ease of movement should be avoided.

Flats

Internal storage

To enable occupants to easily recycle their waste, developers should provide adequate internal storage, usually within the kitchen, for the storage of waste and recyclable material in separate containers, prior to the transfer of the material to the external bins.

External storage

In any communal refuse store adequate space must be provided for separate bins for both refuse and recyclables at the ratios given at the end of this document.

Communal refuse stores must be located adjacent to the highway for collection; the route to and from the highway should allow for ease of use, and include a drop kerb at the highway edge. Residents in flats are not required to pull bins out for collection.

Construction and Appearance of Communal Bin Stores

Size

The size of enclosure should provide space for the required number of bins, and should allow room for filling and emptying. A clear space of 150mm between and around the containers should be provided. They should be a minimum of 2m high. Details of the dimensions of bins are provided at the end of this document.



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Photo 3 - good sized bin store, plenty of room to use and manoeuvre bins

Photo 4 - bin store too small to allow proper use of bins; not enough bins can be accommodated for the number of flats

Location and gradient

Bin stores must be located to allow the collection vehicle to park as close as is practicable to the store, to a maximum distance of 25m. They must be at ground level. The access from the bin stores to the collection vehicle must be level, and with dropped kerbs. If there is a gradient it must not exceed 1:12. Steps must be avoided.



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Photo 5 - poor access, path to store ends in a car parking space, denying access to empty when a car is parked.

Photo 6 - good wide path, leads straight out of store to driveway where vehicle can reverse to.

Access

Road markings, such as 'no parking' markings, may be required to maintain access to the bin stores, or to allow room for the vehicle to turn.



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Photo 7 - 'No parking' markings maintain access to the bin store.

Surface

The roads in the development and to the bin store must be of suitable construction and surfacing to take the weight of a fully-laden refuse collection vehicle, which at the present time is 26 tonnes.

Design

The design of refuse storage facilities can have an adverse impact on the character and appearance of existing buildings, streets and spaces. This is particularly the case in Conservation Areas and within the setting of Listed Buildings. For this reason purpose built external bin enclosures need careful design as an integral part of the domestic built environment as a whole. They should never be added merely as an afterthought. They and the activity associated with them should be away from windows and ventilators, and preferably in shade or shelter. They should not dominate the outlook from any dwelling, either existing or proposed.

Construction

It is recommended that external bin enclosures are of durable construction, and roofed. Enclosures should be well ventilated and secure, with drainage to facilitate periodic cleansing.

Doors must be large enough to allow easy removal of the bins, and could incorporate self closures to prevent access by animals. Suitable lighting must be installed inside, and outside where necessary.

There must be no protruding taps or other fittings which can be damaged by the bins. Bin stores and entrances must not be obstructed by car parking bays or any other obstruction.

Security

Lockable gates or doors are recommended to deter fly-tipping. Either a key or PIN code is acceptable; the Council must be supplied with the pin code, or a minimum of four keys per store. Where a development includes several separate bin stores, a matching suite of locks with one master key is required, to avoid crews having to manage large bunches of keys.

New collection technology

Technology is changing the way waste and recycling can be collected. New developments can be designed with the refuse and recycling storage facilities underground. Bins can be raised to ground level hydraulically for emptying, or waste can be transported via chutes to a central collection point.

These systems can improve the overall look of the development, and free up land for residential units. Any developer considering installing such systems should first discuss the implications with the Council.

Private Roads

The Council collects bins from the public highway. The Council's collection vehicles will not enter a private road unless a legal agreement has been entered into prior to dwellings becoming occupied. Refuse storage serving dwellings on any private road should be positioned accordingly – generally with a safe bin collection point allocated for use on collection days. Guidance outlined above in relation to bin collection points would apply.

Management

Details of the management company responsible for maintenance of communal areas, bin stores and grounds must be provided to the Refuse and Recycling Section of the Council before the developer vacates the site. Careless misuse of a bin enclosure, including dumping bulky items, constitutes fly-tipping, and will not be cleared by the Council.

Waste and recycling capacity

The standard capacity for houses is 240 litres each, of waste and recycling; and one reusable garden waste sack. Flats are permitted the same capacity.

Although this may be over-generous for some flats, it does allow capacity in bin stores at the construction stage for other services to be introduced, such as glass

recycling. Capacity can be reduced for sheltered housing, to approximately 110 litres per flat.

The ratio of bins to number of flats, and the size of bins to be installed will be at the discretion of the Council, in discussion with the developer. There is a charge for all new refuse and recycling bins, to be met by the developer or the new resident. Developers pay for all shared bins for flats.

Flats: up to a maximum of 240 litres each of refuse and recycling.

Generally, the following is adequate:

- Refuse approx 1 x 1100 litre bin per 5 flats
- Recycling bins approx 2 x 340 litre bins per 5 flats

Sheltered housing (flats): 110 litres each of refuse and recycling, multiplied by number of units

- Refuse – if 1100 litre bins are used, thought must be given to the residents' ability to lift the heavy lids in order to deposit their waste. The bin store can be constructed with a ramp for the residents to use the bins.
- Alternatively, 340 litre bins can be issued to the required number.
- Recycling approx 1 x 340 litre bin per 5 flats.

Houses: 2 x 240 litre bins - one refuse and one recycling

Bin types

1100 litre bins are used for refuse, one for every 5 flats. They are not used for recycling because any contamination is not seen until the bin is tipped into the vehicle. 340 litre bins are the largest size issued for recycling.

Dimensions of vehicles

All roads within developments must be sufficient for the refuse collection vehicle to safely manoeuvre. The Council uses 11 metre long, triple axle mid-steer vehicles. The road surface must be of suitable construction for a fully-laden collection vehicle which at the present time is 26 tonnes.

Sweep path plans must be provided with the plans.

Dimensions of bins

The dimensions of the bins are:

240 litre bins:

Height - 1070 mm (1800 mm high with lid open)

Width - 580 mm

Depth - 740 mm

340 litre bins:

Height - 1095 mm

Width - 625 mm

Depth - 860 mm

1100 litre (Euro) bins:

Height - 1370 mm (2350 mm high with lid open)

Width - 1250 mm

Depth - 980 mm

Purchase of Bins

Bins must be purchased for new developments. Developers purchase communal bins for flats; they may choose to require residents to buy their own for individual houses. Current charges (June 2012) are as follows:

240 litre = £30 + VAT

340 litre = £50 + VAT

1100 litre = £316 + VAT

The Council's waste and recycling collection service is reviewed on a regular basis and applicants are advised to contact the Council to ascertain that the details outlined within this document, including the price of bins, are still accurate.

For Advice please contact:

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