

Wandsworth Local Plan

Supplementary Planning Document

Refuse and recyclables in developments



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Refuse and Recyclables in Developments SPD

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1 Glossary

Bulk bin: Wheeled refuse storage bin of at least 660 litres capacity (e.g. 'paladins', 'euro-bins', and 'chamberlains').

BS 5906:2005: The British Standard on Waste Management in Buildings- A Code of Practice.

Collection point: A location from which waste is proposed to be collected (includes waste storage facilities from which waste is directly collected).

Commercial waste: Waste from premises used wholly or mainly for the purposes of a trade or business or the purposes of sport, recreation or entertainment excluding household and industrial waste.

Dustbin: Traditional style waste container for individual households conforming to BS 792 or BS 4998.

Household waste: Waste from domestic properties and certain other premises including caravans, residential homes, educational establishments, hospitals and nursing homes.

Industrial waste: Waste from factories, mines, quarries and premises used in connection with the provision of public transport, energy, water, sewerage, postal and telecommunication services.

Orange bank: Bulk bin for co-mingled recyclables of either 660 or 1280 litres.

Recyclables: Waste materials that can be re-processed into marketable products providing they have been kept separate from other waste.

Refuse: Waste that cannot be recycled (including both waste that is inherently unrecyclable and waste that has only been rendered unrecyclable by having been mixed with other waste).

Waste: Any substance or object which the holder discards, intends to discard or is required to discard This can include both residual refuse and recyclables.

Waste storage facility: An area designated for storing the waste arising between collections.

Wheelie bins: Wheeled refuse storage bins of less than 660 litres capacity (The Council does not use this type of bin).

2 Introduction

2.1 This document provides detailed guidance on Wandsworth Council's local requirements for the provision of space and related facilities for the storage and collection of waste in developments. It therefore excludes detailed guidance on legal requirements for Site Waste Management Plans and the use of recycled products in developments (links for these are given at Section 8 of this document).

2.2 This document adds further definition to the Council's Development Management Policies Document (DMPD) and Site Specific Allocations Document (SSAD) adopted in February 2012. Compliance with this document is a material consideration in determining whether planning permission is granted. The National Planning Policy Framework (NPPF) advises that 'Any additional development plan documents should only be used where clearly justified. Supplementary Planning Documents (SPD) should only be used where they can help applicants make successful planning applications or aid infrastructure delivery and should not be used to add unnecessarily to the financial burdens on development.'

3 General principles

3.1 Wandsworth Council is both a “Waste Collection Authority” and a “Principal Litter Authority” as defined in the Environmental Protection Act 1990 (EPA). As such, it has duties to arrange the collection of household waste, commercial waste (if requested to do so), to keep highways clean and to keep other relevant land clear of litter and refuse.

3.2 The Council aims to provide high quality services for collecting and recycling waste and to maintain high standards of cleanliness around the Borough. It also seeks to encourage reductions in the quantity of waste requiring collection and to increase the proportion that is re-used or recycled so as to conserve energy and resources and to reduce waste related carbon emissions and financial costs. To help achieve this, developments must have sufficient and suitable space within them to store refuse and recyclables separately.

3.3 Furthermore, the Building Regulations 2010 require that adequate provision is made for the storage of solid waste, along with adequate access for occupants and collectors. These Regulations are available at:

<http://www.planningportal.gov.uk/buildingregulations>.

3.4 This guidance is designed to ensure that all developments within the borough comply with the waste related requirements of the Building Regulations, that they enable the Council to comply with its duties under the EPA and that any adverse impact of waste storage facilities on the street scene is minimised. It is also intended to ensure that developers consider how to enable occupants to reduce the quantity of waste they produce, recycle more and that waste facilities in approved developments are adequate in all other respects.

3.5 It is not acceptable for any waste to be stored on the public highway. Waste must be collected from within developments where practicable as waste awaiting collection on-street is unsightly, causes obstructions and can lead to street litter.

3.6 Waste storage facilities must be conveniently located for occupants and using recycling facilities must be at least as convenient as using facilities for refuse. It is also essential that suitable access to this space, or some other agreed collection point within the development, is available to enable the waste to be collected safely and efficiently.

3.7 The Council will not collect waste more frequently than weekly. For residential/domestic premises, this means that sufficient and suitable space must be provided to contain and store the weekly volume arisings. Facilities for storing non-domestic waste may be sized to only store the likely volume of waste arising over a shorter period, but only if the proposed collection frequency is more than weekly and will be protected by covenant so as to ensure that it continues in perpetuity.

3.8 All premises must provide their own bulk bins, dustbins and/or refuse sacks as appropriate.

3.9 All waste storage facilities must be designed to minimise health and safety related risks. They must also accommodate usage by the elderly and disabled, detailed guidance on which is contained in BS 5906:2005, the Code of Practice on Waste Management in Buildings. This can be purchased at <http://shop.bsigroup.com/>.

3.10 There is no hard and fast requirement to fully enclose communal waste storage facilities, but screening on at least three sides is normally recommended. Consideration should be given at the outset regarding the impact that refuse and recycling facilities would have on the street scene and how their siting may impact on the amenities of existing and proposed residents.

3.11 Similar principles apply to the storage and collection of both household and commercial waste and these streams must be kept separate at all times.

3.12 In designing waste storage facilities, the principles in BS 5906:2005, or any successor standard must be applied. This is the code of practice for waste management in buildings. Applying the standard should ensure that the location and size of storage chambers is acceptable and that the containers and systems are suitable. The Standard can be obtained from <http://shop.bsigroup.com/>.

3.13 Planning permission will not normally be granted for developments which do not comply with this guidance unless there are exceptional circumstances, in which case off-site provision may be sought. It is important that this is taken into account at the outset of the development design process.

4 Wandsworth Council's waste collection services and bulk bin hire services

All developments

- 4.1** The Council will not collect waste from new or re-developments more frequently than weekly, so waste storage facilities must be sized to accommodate the weekly volume arisings of waste.
- 4.2** All scheduled collections are carried out between 6.30am and 8pm Monday to Friday.
- 4.3** Particularly bulky or heavy items are only collected at a charge and upon request. These are collected for re-use or recycling where practicable.
- 4.4** The Council does not collect "wheelie-bins" or empty underground waste storage containers requiring "HIAB" lift equipped collection vehicles.

Domestic premises- Individual houses and two flats or fewer

- 4.5 Refuse collection-** All developments of individual houses and flatted premises of one or two flats (including most low-rise premises) will receive a collection service for domestic refuse contained in ordinary dustbins and/or tied refuse sacks. Collections are made from within the front of the premise where practicable or if not, from just outside the entrance.
- 4.6 "Orange sack" recycling collection-** The orange sack recycling service is provided to all domestic premises receiving the refuse collection service outlined above. It is a weekly collection service for co-mingled paper, card, glass and metal containers, plastic bottles, pots tubs and trays and food/drink cartons. Collections are made on the same day as refuse collections and from the same location. The Council delivers three rolls of 30 orange recycling sacks once annually. Additional sacks can be collected from the town hall or can be delivered upon request.

Domestic premises- Three or four flats

- 4.7** The Council's preference is to provide communal, bulk bin-based waste collection services as described for five flats or more below. However, where it is not practicable or acceptable in terms of visual / residential amenity to provide waste storage facilities suitable for bulk bins, individual sack / dustbin based collection services can be provided.

Domestic premises- Five flats or more

4.8 Refuse collection- Flatted premises with five or more households (including most higher-rise premises) receive a communal collection service for domestic refuse contained in bulk bins. Collections are made either directly from the waste storage facility or from some other agreed collection point within the development to which bulk bins must be presented in advance of collection.

4.9 Developments with over 100 households have the option of refuse being collected in skip-type compactors of up to 10.7 cu m capacity. Where these are used, required capacity calculations should assume a volume compaction ratio of 3:1.

4.10 Recycling collection- The orange bank recycling service is offered to all domestic premises where refuse is stored in communal bulk bins. 1,280 or 660 litre euro bin-style orange banks are provided and accept the same co-mingled materials for recycling as the orange sack service.

4.11 Developments with more than 150 households have the option of storing mixed recyclables in skip-type compactors of up to 10.7 cu m capacity providing that the contents are not compacted beyond a volume ratio of 2:1.

Non-domestic premises producing “household waste”

4.12 Non-domestic premises producing “household waste” include educational establishments, places of religious worship, residential hostels/homes, composite hereditaments (live/work units), charities and penal institutions. The Council can provide weekly refuse and recycling collection services from these premises upon request.

4.13 Services are provided free of charge to most places of religious worship. A collection charge is made for other non-domestic producers of household waste, but disposal costs are not re-charged. Powers to re-charge the collection and disposal costs of household waste from these premises were reviewed by Government during 2011. This may affect the Council’s charging policies from April 2012 onwards. For the latest information see www.wandsworth.gov.uk/waste.

Premises producing commercial waste

4.14 The Council only collects commercial waste upon request and at a charge which covers the full collection and disposal cost. It can provide services for both residual refuse and mixed recyclables (same mix as for household waste). Any service provided would be weekly. Commercial waste producers are advised to obtain a number of quotations from licensed waste carriers in advance of entering into any contract for collection.

Premises producing industrial waste

4.15 The Council does not collect industrial waste.

Bulk bin hire services

4.16 Suitable bulk bins and orange banks for mixed recycling can be hired from the Council including bulk bins of 660, 940 and 1,100 litres capacity and orange banks of 660 and 1,280 litres capacity. Details of hire charges are available on the Council's web site.

4.17 The above information is correct as at April 2012. No significant service changes were planned at this time, but for up to date information, please view the Council's web site: www.wandsworth.gov.uk/waste.

5 Facilitating improved waste management

General

5.1 The Mayor of London's Municipal Waste Management Strategy for London set targets to:

- reduce household waste by 10% of 2008/09 levels per household by 2020, increasing to 20% by 2031; and
- recycle at least 45% of municipal waste by 2015, rising to 50% by 2020 and 60% by 2031.

5.2 Wandsworth must be in general conformity with this strategy and developments should be designed to help achieve these targets. The full strategy is available at <http://www.london.gov.uk/publication/londons-wasted-resource-mayors-municipal-waste-management-strategy>.

5.3 The "Code for Sustainable Homes" is an environmental assessment method for rating and certifying the performance of new homes based on BRE Global's EcoHomes scheme. It is a Government owned national standard intended to encourage continuous improvement in sustainable home building. Following the waste related requirements of this code will help to facilitate improved waste management in the completed development. Details of the Code are available at <http://www.breeam.org/page.jsp?id=86>.

5.4 The Association of Directors of Environment, Economy Planning, Transport (ADEPT) has published a practical guide for developers and local authorities for designing waste management facilities in new developments. It is available at <http://www.adeptnet.org.uk/assets/userfiles/documents/000075.pdf>.

Reducing the quantity of waste requiring collection

5.5 Any practical proposals to reduce the quantity of waste requiring collection will normally be welcomed. In larger developments this could potentially include on-site energy recovery from waste.

5.6 Fitting food waste macerator units in kitchen sinks is considered desirable, particularly where odour control in waste storage areas is considered a priority or space for waste storage is limited.

5.7 Garden design should normally include a compost heap or space for one where practicable.

5.8 Where measures to substantially reduce the waste requiring collection are proposed, the Council may accept an associated reduction in its standard requirements for waste storage capacity subject to agreement. For example, where food waste macerators are fitted in all kitchens, a reduction in residual waste storage capacity of up to 20% may be agreed.

5.9 Developers wishing to propose innovative waste reducing features in developments are encouraged to contact the Waste Management Service at an early stage.

Maximising recycling and reuse

5.10 All developments must provide suitable and sufficient space for recycling and any facilities must be at least as convenient to use as those for refuse. This is intended to ensure that the level of recycling achieved once the development is occupied is not limited by space or design.

5.11 In order to encourage and promote awareness of recycling in new developments, high-profile signage should be provided in communal waste storage facilities to discourage the deposit of recyclables in refuse containers and to encourage the correct use of the recycling service provided. It is also good practice for any information packs provided to new residents to include full information on the recycling facilities provided along with encouragement to use them. Suitable leaflets and advice on signage are available from the Waste Management Service.

5.12 When designing kitchens and utility rooms, consideration should be given to the separate storage of recyclable and non-recyclable waste. As Wandsworth collects different recyclables mixed together, kitchen and utility room storage facilities should provide suitable space for a single container for co-mingled recyclables and another for residual refuse. Where premises have gardens, these facilities should also provide a third container for home compostable kitchen waste.

5.13 At developments where a refuse portorage service is proposed, the service must also incorporate the portorage of recyclables.

5.14 Where chutes are proposed these must cater for both recycling and residual refuse e.g. using twin chutes or bi-chute separator technology, unless recycling containers combined with a recycling portorage service, are provided at all chute loading points. Where bi-chute separators are proposed, this must be backed by robust maintenance and repair arrangements to ensure that any breakdowns are dealt with promptly.

5.15 It is desirable for larger developments to include space to enable residents to recycle items that the Council does not provide a collection service for e.g. space for charity textile banks.

5.16 Anything that encourages occupants to exchange unwanted items with others in preference to having them collected as waste is welcomed e.g. encouraging use of "Freecycle" through signage in waste storage facilities.

5.17 There is a legal requirement for all waste destined for landfill disposal to have been "pre-treated", e.g. by separating recyclable waste from it. There is also a legal requirement to take all reasonable steps to apply the "Waste Hierarchy" i.e. the top priority should be to prevent waste arising, the second priority should be to prepare waste for re-use, the third priority should be to recycle, the next priority should be to recover energy from waste and

the last priority should be disposal without recovering value. Larger businesses producing, filling or retailing packaging waste are also required by law to ensure that minimum levels of recycling and recovery of the materials used in their packaging are achieved. Non-domestic waste producers are required by law to keep all hazardous waste (including all waste electrical goods and batteries) separate from other waste. As with domestic developments, commercial developments must provide sufficient waste storage space to enable occupants to recycle and meet these legal requirements.

Reducing waste collection / disposal costs

5.18 Development proposals that reduce the Council's ongoing waste collection costs are encouraged if they are both practical and feasible. For example, in larger developments, installing an underground pneumatic pipe system for moving waste to a centralised compactor / collection point has the potential to achieve reduced costs but could also potentially increase collection costs if a specialist vehicle is then required to undertake the collection. Developers considering such measures are encouraged to discuss this with the Council's Waste Management Service at an early stage to further investigate feasibility.

6 Access requirements

Access to collection points for collection staff and vehicles

6.1 Wherever practical it should be possible to collect waste direct from the storage area so that there is no requirement for it to be moved to a separate collection point in advance of collection, particularly to a collection point on the public highway. Where separate collection points are required, internal management arrangements to present waste there by 6.30am on collection day must be protected by covenants attached to any relevant leases to ensure that they can be relied upon to continue in perpetuity.

6.2 Collection vehicles must be able to wait legally within 25 metres of all dustbin/sack collection points and within 10 metres of bulk bin collection points.

6.3 The ground between the storage location for bulk bins and the loading position must be smooth, hard surfaced, without any kerbs and either level or fall away to the vehicle at a gradient not steeper than 1:12. For any entrance way or road, a suitable cross-over must be constructed over any public footway.

6.4 Access for collection must be available from 6.30am to 8pm, Monday to Friday and collectors must be able to gain access freely or by using standard 'Fire Brigade' pattern key numbers "FB2" or "FB4". If there is any electronic gate or barrier control then immediate access must be possible without the need for the refuse crew to know an entry code, carry a swipe-card or carry any other key or fob.

6.5 Consideration must be given to any existing or planned traffic control measures such as controlled parking zones, yellow lines, red routes, bus lanes, etc. and access planned so that domestic collection times are not restricted.

6.6 Any gates or pinch points on the vehicle route to the refuse storage area must give a minimum clear width of 3.5 metres and refuse vehicles must not have to reverse more than 50 metres to reach a loading position.

6.7 Where collection vehicles are required to turn into private roads within a development, they must have sufficient "swing" room to turn and the roads must be constructed to a standard to cope with the regular weight of collection vehicles. Parking may need to be restricted on the public highway around the entrance to the private road and/or be restricted within the development roads to ensure that the access theoretically available on plans is actually available in practice. It is essential that the access route for the refuse vehicle is not blocked and hence there may be a need for yellow/white lines and other measures to control parking.

6.8 Unless suitable internal management arrangements are proposed, occupants must have unobstructed access to use all bins in waste storage facilities without having to move other bins or bulky items first. Additionally, external collectors must be able to service all bins without first having to move other bins.

6.9 Where a separate collection point combined with internal management arrangements to present bins is used, it is acceptable for access to some bins to be obstructed, providing that collectors can access all recycling bins without first moving refuse bins or bulky items, all refuse bins without first moving recycling bins or bulky items and all bulky items without first moving refuse or recycling bins. All bins requiring collection must be presented to the collection point by 6.30am on collection day- Collectors must not have to wait on site whilst bins are presented.

6.10 The vehicles used by the Council’s waste collection contractor will not exceed the dimensions or weight detailed in Table 1, or require larger turning circles. However, other contractors may use larger vehicles.

Table 1 Maximum dimensions for collection vehicles at domestic premises (dustbin/sack and wheeled bulk bins)

Drive	6x2	Gross vehicle weight	26 tonnes
Overall width	2.5 metres	Turning circle between walls	19.0 metres
Overall length	9.2 metres	Turning circle between kerbs	18.0 metres
Overall height	3.4 metres		

Table 2 Maximum dimensions for collection vehicles at domestic premises (skip compactors)

Drive	6x2	Overall height (lifting)	4.7 metres
Overall width	2.7 metres	Gross vehicle weight	17 tonnes
Overall Length (driving)	7.5 metres	Turning circle between walls	16.5 metres
Overall length (lifting, incl. skip)	10.75 metres	Turning circle between kerbs	15.5 metres
Overall height (driving)	3.8 metres		

6.11 A vehicle tracking diagram may be required to confirm adequate access for waste collection vehicles where appropriate. Where compactor skips are stored internally, it is crucial that collection vehicles have height clearance of at least 0.5m, so the minimum ceiling height on the access route is 4.3m, rising to 5.2m in the compactor lifting area.

Access to waste storage facilities for occupants

6.12 Waste storage facilities (or waste chute loading hoppers) must be easily reached from the building entrance used by each flat and the walking distance from the entrance to flats or other premise to the nearest waste storage facility should not exceed 30 metres, discounting any vertical distance travelled in lifts.

6.13 All bins must be freely accessible for usage without the need to move other bins first.

6.14 Waste storage facilities should also be accessible for disabled/wheelchair users including a minimum 1,800mm turning circle.

7 Waste storage facility requirements

All developments

7.1 Care must be taken to ensure that the proposed arrangements are acceptable in terms of their design, appearance and location so as to minimise noise and smell nuisance and their impact on the street scene.

7.2 If internal management arrangements are proposed to move or otherwise manage waste internally prior to collection, those arrangements must be detailed in a waste management plan. This plan should detail how waste is proposed to be managed from the time it is discarded by the occupant to the time it is collected. Any such internal management arrangements must also be protected by covenant to ensure that they continue in perpetuity.

Individual houses and two flats or fewer

7.3 Sufficient allocated hard standing space must be provided to store the likely volume of waste arising each week in ordinary dustbins or sacks, including the separate storage of residual refuse and co-mingled recyclables. Where practicable e.g. houses with front gardens, this space must be provided at the front of each premise. At flatted premises, it is acceptable for this space to be provided in a single, shared waste storage facility.

7.4 For each individual house or flat, a cupboard or dedicated storage space is needed capable of holding at least either:

- a. two ordinary dustbins⁽¹⁾ for refuse conforming to BS 792 or BS 4998; or
- b. space or holders for at least two refuse sacks conforming to BS EN 13592:2003, each of about 100 litre capacity.

7.5 Additional space of at least 200 litres per house or flat is also required for recycling sacks. This is approximately equivalent to space for a third ordinary dustbin per household/flat. Where space is limited, recycling sacks may be stored on a shelf above the space for dustbins or refuse sacks, providing that the shelf is low enough to avoid any need to lift them above shoulder height.

7.6 Collection points should be visible from the entrance to the premise.

7.7 At mews type infill developments it can potentially be acceptable to propose individual waste storage and collection provision as described above or communal provision as described below for developments of five or more flats.

1 Ordinary dustbins have a maximum external diameter of 640mm (incl. handles) and are 700mm high.

Three to four flats

7.8 Where practicable, developments of three or four flats should have waste storage facilities designed for bulk bins in line with the requirements for developments with five or more flats detailed below. A single 660 litre bin for residual refuse plus another 660 litre container for mixed recycling can serve up to 4 flats. However, where bulk bin provision isn't practicable, waste storage facilities should be designed to accommodate individual dustbins / sacks as detailed for individual houses above.

Five or more flats

7.9 Residential developments of five or more flats must have suitable and sufficient space to store the likely volume of waste arising each week in bulk bins, including the separate storage of co-mingled recyclables in orange banks.

7.10 Suitable space to enable bulk bin capacity of no less than 150 litres per household for residual waste plus 70 litres per household for mixed recyclables must be provided. It should be noted that the actual ratios of refuse and recycling storage capacity may be varied in practice depending on the propensity of occupants to recycle. Tables 3, 4 and 5 below show the minimum number of bulk bins and orange banks required for a given number of flats for the purpose of sizing storage facilities.

7.11 Unobstructed access to all bins must be maintained at all times for both usage and servicing unless suitable management arrangements are proposed to be in place in perpetuity to rotate full and empty bins at suitable intervals.

7.12 Where refuse chutes are used, space provision for refuse should normally be based on "Chamberlain" style bins of 940 litres capacity. Where refuse chutes are not used, space provision for refuse should normally be based on 1100 litre "euro-bin" style bulk bins

Table 3 Space requirements for refuse storage: 1,100 litre euro-style bins

No. Flats using the store	Minimum number of bins
0-4	n/a
5-7	1
8-14	2
15-22	3
23-29	4
30-36	5
37-44	6
Up to 7 additional	+1

Table 4 Space requirements for refuse storage: 940 litre Chamberlain-style bins

No. Flats using the store	Minimum number of bins
0-4	n/a
5-6	1
7-12	2
13-18	3
19-25	4
26-31	5
32-37	6
38-43	7
Up to 6 additional	+1

Table 5 Space requirements for recycling storage: 1,280 litre euro-style bins

No. Flats using the store	Minimum number of banks
0-4	n/a
5-18	1
18-36	2
Up to 18 additional	+1

7.13 Where a separate collection point is used, additional bulk bins and orange banks will be required to ensure that residents can continue to use their waste storage facility on collection day when other containers are awaiting collection. These additional bins can potentially be stored at the separate collection point throughout the week, subject to consideration of their impact on the street scene and the amenities of surrounding occupiers.

7.14 Having a separate collection point implies that there will be internal management arrangements to present waste to it in advance of collection. Any such proposed arrangements should be protected by covenants attached to leases to ensure that they can be relied upon to continue in perpetuity. Where practicable, details of the proposed arrangements should be submitted as part of the related planning application.

7.15 Where space is limited or access is narrow, it can help to design facilities to accommodate 660 litre euro-style refuse bins and/or recycling banks. This is acceptable providing that the storage capacity provided per household does not fall below the above requirements.

7.16 Space requirements for bulk bins and orange banks cannot be reduced by compacting the waste in them. Any compaction must not exceed 2:1 for mixed recyclables or cause the weight of any bin to exceed 500kg, the maximum that can be lifted reliably.

7.17 The typical dimensions of bulk bins and orange banks are shown in Table 6 below.

Table 6 Typical dimensions of bulk bins (in millimetres)

Bin	Height	Length	Width
660 litre euro	1,260	1,260	715
1100 litre euro	1,370	1,260	985
1280 litre euro	1,430	1,265	985
940 litre Chamberlain-style⁽²⁾	1,500	1,010	950

7.18 When sizing waste storage facilities, an allowance of 150mm for spacing between both bins and walls should be made.

7.19 Where internal management arrangements are relied on to switch full containers in stores used by occupants with empty bins stored elsewhere, the frequency of bin rotation must be adequate to ensure that containers do not overflow regularly.

7.20 Bulk bins must be on a level hard surface, preferably with a wall or fence on at least three sides. If they are to be located in a shed or cupboard then adequate ventilation must be provided together with electric lighting controlled by a local switch. All bin areas need to be washed down at intervals and a local hose point should be provided with suitable drainage.

7.21 Bulk bins must be capable of being lifted by a 'comb' lift and be constructed to the European EN840 standard (see: <http://www.cen.eu/cen/NTS/Pages/default.aspx>).

7.22 All residential developments of 10 or more flats must provide suitably accessible allocated hard standing space for occupants to present bulky items of waste awaiting collection. This space must be sufficient to enable a sofa plus armchair to be presented and should ideally be an open area at ground level adjacent to the waste store.

7.23 Detailed guidance on how best to control fire risks in communal waste storage facilities is contained in BS 5906:2005.

100 or more flats

7.24 Residential developments of 100 or more flats are encouraged to consider using skip-type waste compactors to store waste awaiting collection as this will significantly reduce its volume, the space required for waste storage and/or its visual impact. It will normally

2 These are the modern equivalent of paladins which are square rather than circular in cross section.

be appropriate to provide a written waste strategy detailing any proposed internal arrangements to move waste, load the compactors and otherwise manage waste prior to collection.

7.25 Any compactor skips used must be designed for chain lifting. The maximum size that the Council's contractor can service is 10.7 cu metres (14 cu yards).

7.26 Waste storage facilities for compactor skips must provide suitable space to drop an empty one before lifting a full one.

7.27 Compactor capacity and space requirements for residual refuse in domestic developments are as detailed in Table 7 and are based on a 3:1 volume reduction.

Table 7 Requirements for 10.7 cu m compactor skips for residual refuse in residential developments

No. Flats	No.10.7 cu m compactors required	No. Spaces required for 10.7 cu m compactors
0 - 99	n/a	n/a
100 -188	1	2
189 - 376	2	3
Up to 188 additional	+1	+1

7.28 Where skip compactors are used for mixed recycling, volume reduction is limited to a maximum of 2:1. Table 8 shows compactor capacity and space requirements for mixed recyclables in residential developments.

Table 8 Requirements for 10.7 cu m compactor skips for mixed recycling in residential developments

No. Flats	No.10.7 cu m compactors required	No. Spaces required for 10.7 cu m compactors
0 - 149	n/a	n/a
150 -300	1	2
301 - 600	2	3
Up to 300 additional	+1	+1

Conversions, extensions, redevelopments and change of use of existing premises

7.29 Where an existing premise is proposed to be converted, extended, have a change of use or be otherwise redeveloped, it is important that requirements for waste storage and collection are fully considered at an early stage. If associated waste is proposed to be stored in an existing facility, that facility must have sufficient spare capacity to accommodate the additional waste, or must be expanded so that it does. The total capacity of any existing waste storage facilities should be assessed in accordance with the requirements detailed above rather than assessing the needs of the proposal in isolation.

Non-domestic, commercial developments and live/work units

7.30 Similar principles apply to waste storage in domestic and non-domestic or commercial developments. However, the types and volumes of waste likely to be generated must be assessed and the proposed frequency of collection known before the space requirement for waste storage can be determined.

7.31 Guidance figures for the overall volume of waste likely to arise in offices, shopping centres, fast food outlets, department stores, restaurants, hotels, supermarkets, industrial units and entertainment facilities are given in BS 5906:2005. Educational establishments should base storage capacity requirements on 12.7 litres waste per week per student / pupil.

7.32 Storage facilities should normally be sufficiently large to accommodate the expected weekly arisings of waste (including separate additional storage space provision for recycling). However, where space is particularly limited or where food and drink related commercial usage is involved, it is acceptable for storage facilities to be smaller, providing that a commitment to providing twice weekly, thrice weekly or daily collections is enshrined in covenants attached to the leases.

7.33 In mixed developments, domestic household waste, non-domestic (chargeable) household waste, commercial waste and industrial waste must all be properly segregated in separate storage areas. It is advantageous for each commercial/industrial unit to have its own specific area. However, a shared storage facility is acceptable providing that a unified collection service from it is provided and protected by covenants attached to the leases.

7.34 Non-domestic producers of waste must not mix batteries, electrical waste or other hazardous waste with non-hazardous waste, so must have suitable space to store these separately.

7.35 Composite hereditaments (e.g. live/work units) produce chargeable household waste from the domestic element of the property and commercial waste from the commercial element. They must therefore have waste storage facilities enabling them to store their household and commercial waste separately.

8 Further information and useful links

i) Information and advice on local waste management services and requirements for waste storage and collection facilities in developments

Wandsworth Council's Waste Management Service
Town Hall (Room 57A)
Wandsworth High Street
London SW18 2PU
Web site: www.wandsworth.gov.uk/waste

ii) Information and advice on other local planning related matters

Wandsworth Council's Planning Service
Department of Environment and Community Services
Wandsworth Council
Town Hall
Wandsworth High Street
London SW18 2PU
Web site: www.wandsworth.gov.uk/planning

iii) Mayor of London's Municipal Waste Management Strategy

Web site:

<http://www.london.gov.uk/publication/londons-wasted-resource-mayors-municipal-waste-management-strategy>

iv) British Standards Institute

BSI Customer Services
389 Chiswick High Road
London W4 4AL

Telephone: 020 8996 9000

Email: cservices@bsigroup.com

Website: <http://shop.bsigroup.com/>

v) BREEM (Sets standards for best practice in sustainable building design, construction and operation including the "Code for Sustainable Homes")

Email: breeam@bre.co.uk

Web site: <http://www.breeam.org/>

vi) Making Space for Waste: A practical guide for developers and local authorities on designing waste management in new developments produced by The Association of Directors of Environment, Economy, Planning and Transport (ADEPT):

Web site: <http://www.adeptnet.org.uk/assets/userfiles/documents/000075.pdf>

vii) Site Waste Management Plans

Environment Agency's simple guide:

http://www.environment-agency.gov.uk/static/documents/NetRegs/SWMP_Simple_Guide_Feb_2011.pdf

Defra's full guidance:

<http://archive.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

viii) Building Regulations 2010

Web site: <http://www.planningportal.gov.uk/buildingregulations>