

Planning Technical Advice Note:

Waste bin storage and access
requirements for new and
change of use developments

November 2014



1. Introduction

There are a number of issues associated with waste storage and collection in new development, including access, visual impact and pollution. The provision of suitable facilities for the storage of waste, together with appropriate access arrangements for waste collection vehicles, is an important aspect of ensuring the success of any new or change-of-use development. Careful consideration of requirements at the design and planning stages, to ensure that adequate waste facilities are provided and appropriately incorporated into the development, can make the difference between an effective waste storage and collection system and one which creates needless difficulties and frustrations for both building users and the waste collection authority or contractor.

The purpose of this document is to provide guidance to developers of Oxford City Council's specific arrangements for waste storage and access for collection vehicles. It applies to the following types of development:

- All new single- and multiple-occupancy residential development, including private and social housing, care homes and educational establishments;
- New non-domestic development;
- Development involving change of use, particularly where the nature and/or volumes of waste produced are likely to differ from the previous use.

This note should be read in conjunction with current legislation and published national guidance on waste storage and access for waste collection vehicles, including in particular the Building Regulations 2010.

2. Policy Context

The Sites and Housing Plan contains a requirement in paragraph A3.25 that new residential development must provide adequate space for bin storage, with hard surface access from the bin stores to the street. The City Council's Recycling and Waste Services have produced a Code of Practice that provides further information of bin storage requirements for all types of development.

3. Building Regulations - general requirements for waste storage and locations

The Building Regulations (2010) sets out requirements for waste storage, which are dealt with in Part H6. The Housing Standards Review Technical Consultation, published by the Department of Communities and Local Government in September 2014, proposed two changes to Part H6 to emphasise the importance of good design of waste storage and to clarify that the provisions of H6 apply equally to dwellings that are created through a material change of use. This Housing Standards Review has not concluded at the time of publishing this TAN. The possible locations for the storage and collection of waste are defined. The collection point can be on-street or may be at another location defined by the waste authority. Key points in the Approved Document to Part H (which are not expanded upon in the City Council's specific guidance) are:

- Residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point.

- Waste collection vehicles should be able to get to within 25 m of the storage point and the gradient between the two should not exceed 1:12. However, BS 5906: 2005 recommends shorter distances of 15 m for two-wheeled containers, and 10 m for four-wheeled containers. These recommendations should be followed where possible.

4. Individual dwellings-storage and location of bins

The Building Regulations set out above should be followed. In addition, in the case of new individual dwellings, consideration should be given to the following:

- Bins should be easily moveable from the storage area to the collection point. The collection point will nearly always be at the edge of the property where it meets the highway/footpath. If needed, further guidance is provided in the City Council's Recycling and Waste Code of Practice.
- The design and materials of bin storage areas should be in keeping with the rest of the development.
- Bins should not have to be moved through a dwelling.
- There should be sufficient space for the storage of bins. The minimum requirements for a single dwelling will be for storage to accommodate 1x240 litre recycling bin and 1x180 litre waste bin. A 3 bedroom house will need a 240 litre waste bin and larger dwellings will need a 360 litre recycling bin. The dimensions of 240 and 360 litre bins are shown in the table below. There should be room for at least 150mm clearance between each bin as well as enough circulation space for moving the bins in and out of the store. It is likely that any storage area will need to be at least 1.2metres x 1.2metres.
- For level 3 (disabled) dwellings, wheelchair access to the bins will be required. Level 2 (lifetime) dwellings may require handrails.

Bin capacity	Bin dimensions cm	Bin footprint m2
240 litre	H 110, W 62, D 57	0.3534
360 litre	H 110, W 62, D 86	0.5332

5. Purpose-built multiple-occupancy dwellings

Purpose-built multiple-occupancy dwellings such as flats and student halls of residence should be provided with a communal waste storage and collection system using large containers housed in one or more enclosed bin storage areas. Consideration should be given to the following:

5.1 Location of waste bin stores

Waste bin stores should be sited with consideration of the following:

- The store should be located at street level;
- The store should be located to enable waste containers to be moved directly to the designated collection point, that is without requiring them to be taken through a building.

5.2 Bin store sizing

Bin stores must be able to accommodate both residual and recycling waste containers. The size of the bin store is determined by the number, type and size of containers to be housed and their height.

- The City Council has developed a spreadsheet to calculate the number and size of bins that should be provided for any number and size of units. The footprint calculation accounts for the need for sufficient space to enable positing, removal and replacement of containers. The spreadsheet calculation should be used to ensure that the necessary size of bin store can be determined. The 'Bin Choice Calculator' spreadsheet can be accessed on the recycling and refuse pages of our website: www.oxford.gov.uk/PageRender/decER/FlatsRecyclingPolicy.htm. Alternatively, please contact our Recycling and Waste team for guidance (see contact details below);
- The ceiling-to-floor height of the bin store should be at least 2m;
- The bin store should not be used for other purposes, such as cycle storage.

5.3 Bin store siting, design and appearance

Unightly bins can damage the visual amenity of an area and contribute to increased levels of anti-social nuisance such as odour and litter, so bin storage should be planned carefully. Space for bin storage should be considered from the beginning of the design process in order to avoid compromising the overall design of the scheme by retrofitting bin stores into front gardens. Bin stores should be considered alongside other ancillary services that may be required in a scheme such as cycle parking, lighting and landscaping.

Bin storage areas should be integrated into the building envelop where possible. Landscaping should be used to help detached structures assimilate with their surroundings. It is important that materials for walls and doors are non-combustible and impervious. If bin stores are in public view it is particularly important that materials should complement the design rather than appearing as utilitarian.

The character of the surrounding area should not be compromised. Particular attention should be given to any impact on listed buildings and conservation areas, and if this might be an issue early discussion with a planning officer is advised (see contact details at the end of the document).

Adequate ventilation should be provided, sufficient to prevent the build-up of odour within the bin store and protected against ingress of flies and vermin. Communal storage areas should have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent (for more details see paragraph 1.14 of part H6 of the Building Regulations).

6. New non-domestic development

For non-domestic development, the required provision will depend on a number of factors, including: the size and type of the development (which will to a large extent determine the

types and quantities of waste produced); the planned amount of segregation and treatment to be carried out on site; and the intended frequency of collection. In all cases there will be an expectation that commercial waste will be stored within the curtilage of the business property.

Consideration must be given to *all* types of waste that are likely to be generated during the site's use, including any hazardous and clinical wastes. Waste and Recycling Services should be contacted at an early stage in order that adequate bin storage can be incorporated into the development.

Particular attention should be paid to the following points:

- Waste should be stored in a designated storage area within the boundary of the property (or allocated shared area), and waste should never be stored on the street;
- Consideration should be given to whether the location of the storage area is likely to give rise to noise or odour issues for neighbouring properties or the property itself. For instance, if a waste store is positioned adjacent to residential properties and the nature of the business is such that the bins are routinely accessed for filling (or emptying) during antisocial hours - as may occur for instance in the case of a takeaway or restaurant - a noise issue is likely to occur. Another common source of nuisance is odour from bins located under or close to a neighbour's window;
- Waste storage facilities should be vandal-proof and secure and ensure waste cannot escape;
- The location of the waste storage area should be such that it is not necessary for bins to be brought through the building for emptying;
- The bin storage area should be large enough to accommodate the predicted types and volumes of waste to be produced by the development.

7. Developments involving change of use

Where planning permission is being sought in respect of a change of use of a development, it is essential that suitable provision is made for waste storage and removal. Particular attention must be given to this in cases where:

- The types and / or quantities of waste will increase in comparison with the previous use of the development.
- Food and food packaging waste will be produced, for instance where the application involves Use Classes A5 (hot food takeaways), A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments) and D2 (assembly and leisure).

In all cases the onus is on the developer to demonstrate that the proposed change of use will not result in health and safety, nuisance, visual amenity or operational issues arising from the storage and removal of waste.

8. Requirements for access roads and approaches

Injuries to collection workers or members of the public by moving collection vehicles are invariably severe or fatal. For this reason, in developments where new access roads are required, these should be designed so that refuse collection vehicles can operate in a forward gear wherever possible. BS 5906: 2005 recommends a maximum reversing distance of 12 m. Longer distances can be considered, but any reversing routes should be straight and free from obstacles or visual obstructions

Access/approach roads should be designed to ensure that collections can be undertaken without problems or delays, for example arising from obstacles such as street furniture and trees, poor pavement design and inappropriate siting of parking spaces. The road is likely to need a minimum width of at least 5 m in order that waste collection vehicles can have adequate access, although narrower widths may be acceptable in some cases depending on the intended parking layout and so on.

Where achieving these standards would undermine quality of place, alternative vehicle sizes and/or collection methods should be considered.

9. What to do now

The above information is provided for guidance purposes only. You may wish to discuss your proposals with Waste Services and Planning prior to submitting a planning application. Contact details are shown below. Pre-application charges may apply. More information is available on our website.

Planning applications should be accompanied by full details of how the points detailed in this document have been considered. The information submitted should include clearly marked up plans and drawings showing the siting, design and appearance of all waste storage facilities to be provided.

10. Contacts

Recycling and Waste Services

Phone: 01865 249 811

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