



Recycling and waste provision - guidance for property developers

Contents

1. Introduction.....	3
1.1. Purpose	3
1.2. Collection service	3
2. Recycling and waste storage	4
2.1. Internal storage space for all properties	4
2.2. External storage space: Houses.....	4
2.3. External storage space: Flats	4
2.3.1. Communal bin location and access.....	4
2.3.2. Mixed Developments.....	5
2.3.3. Houses of Multiple Occupation (HMO).....	5
3. Responsibility for purchasing of bins and signage	6
4. Requirements for collection points.....	6
4.1. Houses	6
4.2. Flats and HMOs	6
5. Access specification	7
5.1. Vehicle Access	7
5.2. Reversing vehicles	7
5.3. Turning space.....	7
5.4. Access Pathways	7
6. Discharge of conditions	8
7. Requirements after completion of building works	8
8. Permitted development rights (PDRs)	8
9. Changes in waste collection policy	9
10. Development stage and recommended activities	9
11. Appendices.....	10
Appendix 1a: Storage capacity requirements- Houses.....	10
Appendix 1b: Storage capacity requirements - Flatted properties	11
Appendix 2a: Bin capacity and dimensions-houses.....	12
Appendix 2b: Bin capacity and dimensions - Communal bin stores	12
Appendix 3: Guidance check list.....	13

1. Introduction

1.1. Purpose

This guidance document is to help property developers meet recycling and waste requirements when making applications for the development of new property.

Applications should meet the following criteria:

1.1.1. **Building Regulations 2010** (Part H6 of Schedule 1 – Solid waste storage)

which requires that:

- a) adequate provision must be made for storage of solid waste
- b) adequate means of access must be provided
 - ✓ for people in the building to the place of storage
 - ✓ from the place of storage to a collection point.

1.1.2. **Environmental Protection Act 1990** (Section 46- Receptacles for household waste), this gives powers to local authorities to specify:

- a) waste that should be stored separately so that it can be recycled
- b) the type and number of bins for storage of waste and
- c) locations where bins should be placed for emptying.

1.2. Collection service

Joint Waste Solutions (JWS) is an organisation responsible for managing recycling and waste services for Elmbridge Borough Council, Mole Valley District Council, Surrey Heath Borough Council and Woking Borough Council.

The waste collection service and frequency of collections available to residents in the service areas are outlined in **table 1**. For further details on **items** collected as part of this service, visit the [Joint Waste Solutions website](#).

<u>Collection service</u>	<u>Collection frequency</u>
Rubbish	Fortnightly
Mixed recycling	Fortnightly (alternate week to rubbish)
Garden waste	Fortnightly (opt-in paid service)
Food waste	Weekly
Textiles	Weekly (for houses and some flats)
Small electricals	Weekly (for houses and some flats)
Bulky waste	Paid for service to be arranged

Table 1: Collection frequency

2. Recycling and waste storage

2.1. Internal storage space for all properties

Adequate space should be incorporated into the design of the property to allow segregation of both recycling and non-recyclable waste.

2.2. External storage space: Houses

Storage space must be large enough to accommodate at least two wheeled bins (one for recycling and one for rubbish) and a food bin. Additional space may be required for larger households, clinical waste needs and/or families with children in nappies who may temporarily require additional bins and residents who subscribe to the opt-in garden waste service.

Each service area has different requirements for storage capacity depending on the size of the household. Please see **appendix 1a** for storage capacity requirement for each authority and service area and **appendix 2a** for approximate bin capacity and dimensions.

2.3. External storage space: Flats

The communal bin area/store must be large enough to accommodate the bins with sufficient capacity for fortnightly collections of rubbish and recycling and weekly collections of food waste.

The calculation used to determine the volume of waste generated **per fortnight** is shown in **table 2**. The required storage capacity should be rounded up to ensure that there is enough capacity if the period of collection is extended (for instance over the bank holiday).

<u>1 bedroom flat</u>	<u>2-3-bedroom flats</u>
120L rubbish	180L rubbish
120L recycling	180L recycling
23L food waste (collected weekly)	23L food waste (collected weekly)

Table 2: Bin capacity calculation for flatted properties (**per fortnight**)

Please see **appendix 1b** for an illustration of storage capacity requirements for flatted properties and **appendix 2b** for approximate bin capacity and dimensions of communal bins.

2.3.1. Communal bin location and access

The communal bin area needs to:

- ✓ Be at ground level
- ✓ Allow enough space for the bins required for the property –please see above for how to calculate the number of bins and capacity required
- ✓ The area should allow for filling and emptying of the bins by providing a clearance of at least 15cm between adjacent bins and at least 150cm clearance between

- bins opposite each other. Each individual bin must be accessible, with collection operatives able to empty it without needing to remove other containers.
- ✓ All doors (where applicable) for the storage area should open outwards, with a clear opening of at least 150cm. A facility to hold open the doors during collection should be installed.
 - ✓ The bin area should be sited so that the bins do not need to be taken through a building or across designated parking spaces.
 - ✓ Be conveniently located for residents and should be no further than 30metres from the entrance door.
 - ✓ Have sufficient ventilation.
 - ✓ Have a flat hardstanding and be well lit.
 - ✓ Be located at a distance no further than 10 metres from the proposed tipping point of the refuse collection vehicle.
 - ✓ To avoid contamination of the recycling bins, it is best to ensure the layout of the bin store is well considered, with recycling bins and general waste bins considerately placed for ease of use. Locating all the recycling bins together and the refuse bins together is an effective way to make the separation more obvious.
 - ✓ Bin store signage is recommended to ensure residents are well informed of what items should be placed in which bin. Signage is available free of charge from JWS upon request, however, fixing signage to bin store walls would need to be arranged separately.
 - ✓ To avoid misuse of communal bins and ensure only residents have access to using the bins, we would recommend securing the store with a key or coded lock.
 - ✓ To ensure safe and successful collections, JWS or customer service teams of the applicable council would need to be provided with two keys or the code prior to collections commencing.

2.3.2. Mixed Developments

Commercial waste is not currently collected in any of the service areas. Commercial and residential waste must not be mixed and must have separate lockable bin stores.

2.3.3. Houses of Multiple Occupation (HMO)

HMOs are buildings in which more than one household has living accommodation (other than self-contained flats) and at least two households share a basic amenity, or the living accommodation is lacking in a basic amenity, where a basic amenity is defined as a toilet, personal washing facility or cooking facility. Examples include properties that are shared by students or young professionals.

External waste storage areas large enough to accommodate individual wheeled bins should be provided. The number of wheeled bins necessary to contain the recycling and waste produced on the premises shall be based on the number of occupants.

To determine the capacity of bins needed, please use the recommendations for average volume of waste generated per household illustrated in **table 2**.

Where multiple or communal bins are required, the bin area should meet the requirements listed in **section 2.3.1** (Communal bin location and access).

3. Responsibility for purchasing of bins and signage

Developers are expected to purchase all the required bins (rubbish, recycling, and food bins) and to provide signage for designated bin areas/stores.

Bins can be purchased from the council; based on current lead times we recommend you allow at least 12 weeks or more for delivery depending on the number of bins required. We expect bins to be in place before the first resident moves in. Occupation before bin purchase will not speed up the delivery of bins.

To order a bin, please visit the [Joint Waste Solutions website](#). For developments in Surrey Heath or Woking, estate and property managers must phone Amey on 03332 340978 to order communal bins.

If a developer chooses to purchase bins from another provider, bins must meet quality standard BS: EN840 to ensure that it meets with quality standards of our collection fleet and the lifting mechanism for a safe and efficient operation. **Communal recycling bins must have reduced aperture and lockable lids.**

The colour of bins must match the colour of those provided by JWS. Please visit the [Joint Waste Solutions website](#) for our guide on 'which bin is which' for more information.

4. Requirements for collection points

4.1. Houses

The collection point for houses and individual properties must be by the front boundary of the property at the kerbside; this must be at street level, with the vehicle not being required to leave the carriageway. This is because the maximum pulling distance we expect the crew to walk to collect a bin from the stopping point of the vehicle is 10 metres for both two-wheeled and four-wheeled bins.

4.2. Flats and HMOs

Assumptions have been made that the bin areas will be the collection point. Where this is not the case, arrangements must be made for the designated collection point to be large enough to accommodate the quantity of bins.

The collection vehicle stopping area must be at a location within 10 metres (the maximum walk/carry distance for the crews) of area where the bins are expected to be presented for collection.

5. Access specification

Where a bin store or collection point meets any of the following conditions, **plans** to aid waste collection to avoid risk of obstructing traffic must be provided to the JWS Team:

- ✓ bin store location or collection point exceeds **walk/carry** distance of 10 metres for both four-wheeled and two-wheeled bins and or
- ✓ four or more containers are to be emptied (HMOs and Flats).

5.1. Vehicle access

1.1.1. The following criteria must be met for an **access road**:

- ✓ a minimum of four metres wide and high and free from overhanging trees and buildings
- ✓ designed to eliminate reversing (arranging for the collection vehicle to continue in a forward direction)
- ✓ offer adequate space for turning where the vehicle is unable to safely enter and exit the site without reversing (achieved by showing a tracked route/swept path through the development)
- ✓ have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 26T gross weight, 14.8T axle loading)
- ✓ have heavy duty manhole covers, gully gratings etc.
- ✓ designed to ensure reasonable convenience for the collection vehicle.

5.2. Reversing vehicles

Generally, collection vehicles should not be expected to reverse into a development from a busy main road. Exceptions may be made where the vehicle can be reversed into the development over a distance not exceeding 12 metres to a point within 10 metres of where the bin/s are presented for collection. In all such instances the road should be designed to ensure the vehicle does not encroach on the footway.

5.3. Turning space

Adequate turning space should be provided if the vehicle is expected to access the development. For tracking purposes, the dimensions of the current collection vehicles are 10.6 metres long and 3 metres wide. The minimum turning circles are 19.9 metres (kerb to kerb) and 21.6 metres (between walls).

5.4. Access pathways

Pathways from the bin area or collection point to the vehicle stopping area need to:

- ✓ Be on level ground unless the gradient falls away from the storage area in which case the gradient should not be steeper than 1:12
- ✓ Be at least 1.5 metres wide
- ✓ Be free from kerbs and steps
- ✓ Have solid foundations and a smooth continuous impervious surface
- ✓ Have shallow ramps where they meet roadways
- ✓ Be within 10 metres (depending on the type of bins) from the point where the collection vehicle stops (see **section 4**. Requirements for collection points).

6. Discharge of conditions

Approval of waste provisions outlined in the planning application will be based on satisfying every condition outlined in **sections 2, 3, 4 and 5** of this guidance. Please use the checklist (**Appendix 3**) to ensure all conditions have been met before sending through your application. Our comments will be based on conditions set out in this document and failure to meet all requirements may result in unnecessary delay to approval.

7. Requirements after completion of building works

The development will **not** be signed-off and collections will **not** start until the following conditions have been met:

- a. The Joint Waste Solution team is satisfied that the route is safe, access roads meet the requirements outlined in **section 5** and access is unhindered on the scheduled collection day.
- b. The Developer must notify the JWS team (via email as detailed below) within 1 month before the first property is due to be occupied.

For applications in Elmbridge, please email: elmbridge@jointwastesolutions.org

For applications in Mole Valley, please email: molevalley@jointwastesolutions.org

For applications in Surrey Heath, please email: surreyheath@jointwastesolutions.org

For applications in Woking, please email: woking@jointwastesolutions.org

This will ensure that:

- ✓ the property is included on a collection round
- ✓ required bins (external rubbish, recycling and food bins and internal food caddies) have been provided
- ✓ refuse and recycling '**service guide**' (this gives an overview of the collection service and a collection calendar) has been delivered to the occupier.

Please ensure that codes or keys to bin stores are provided to the JWS team prior to occupation.

8. Permitted development rights (PDRs)

Some developments do not in all instances require **planning permission** to carry out work. This has resulted from several changes to the planning rules including significant changes to the development 'use classes' system in England.

However, we encourage developers and homeowners to adhere to all conditions on waste storage and capacity provisions listed in this guidance for such developments to help run a smooth collection service, reduce manual handling injuries of our collection crew, and improve the street scene.

9. Changes in waste collection policy

Government is considering plans to introduce statutory guidance on new minimum collection service standards for rubbish and recycling as part of its [Resources and Waste Strategy](#) published in 2018. Changes may be effective from October 2023 and may impact on how waste is collected.

The number of containers required for waste storage **may increase** depending on how we will be expected to collect waste and may impact on storage space required. This guidance will be **updated** as soon as the changes coming into place are known.

10. Development stage and recommended activities

Waste planning and collection activities are easily overlooked during the planning, development stages and occupation of properties resulting in knock-on effects of service provision. The following activities are recommended to minimise impact on the collection service.

Timeline/stage	Activities
Pre- planning	As part of the planning application process, use this guide to include waste storage provisions for the development. Contact the JWS team for advice or clarification of waste storage requirements.
Developments with PDR (See section 8)	Where a full planning application is not needed for a development, it is <u>good practice</u> to seek guidance on waste storage and capacity requirements from JWS to ensure a smooth transition of waste collection from the development when completed.
Construction	During the construction phase, if there are any design changes that will affect bin storage requirements, size of bin store and location, contact the JWS team to review and agree new provisions.
Preparing for occupation	Bin orders should be made at least 12 weeks prior to occupation of development.
	Inform the JWS team a month before the development is occupied to enable the provision of bins and guidance leaflet.
	Please provide details of the property management company.
Ongoing Management	Occupiers, property management/agents and JWS must work together to ensure smooth collection of waste from the property.
	Property management and occupiers must deal with issues of overflowing bins and contaminations (<u>where materials placed in the recycling bins are not target materials for recycling collections</u>) with the support from JWS.

Table 3: Recommended activities

11. Appendices

Appendix 1a: Storage capacity requirements- Houses

Elmbridge			
Size of household	Rubbish capacity	Recycling capacity	Food waste
Smaller (1-2 people)	140L	140L	23L
Standard (3-5 people)	240L	240L	23L
Larger (5+ people)	360L	360L	23L

Mole Valley			
Size of household	Rubbish Capacity	Recycling capacity	Food waste
Smaller household	140L	140L	23L
Larger Household	240L	240L	23L

Surrey Heath			
Size of household	Rubbish capacity	Recycling capacity	Food waste
Smaller Household	140L	140L	23L
Larger Household (on request)	180L	240L	23L

Woking			
Size of household	Rubbish capacity	Recycling capacity	Food waste
Smaller household	140L	140L	23L
Larger Household	240L	240L	23L

Appendix 1b: Storage capacity requirements - Flatted properties

No of Flats	Rubbish capacity	Recycling capacity	Food waste
5 x 1 bed	660L	660L	140L
5 x 2 beds	1100L	1100L	140L
3 x 1 bed and 5 x 2 beds	2 x 660L	2 x 660L	140L

*The storage capacity requirements have been calculated by using provisions in **table 2***

5 X 1 bed property

Rubbish capacity = $5 \times 120L = 600L$ rounded up to **660L**

Recycling capacity = $5 \times 120L = 600L$ rounded up to **660L**

Food waste capacity = $5 \times 23L = 115L$ rounded up to **140L**

5 X 2 beds property

Rubbish capacity = $5 \times 180L = 900L$ rounded up to **1100L**

Recycling capacity = $5 \times 180L = 900L$ rounded up to **1100L**

Food waste capacity = $5 \times 23L = 115L$ rounded up to **140L**

3X1 bed and 5X2 beds property

Rubbish capacity = $(3 \times 120L) + (5 \times 180L) = 1260L$ rounded up to $1320L = 2 \times 660L$

Recycling capacity = $(3 \times 120L) + (5 \times 180L) = 1260L$ rounded up to $1320L = 2 \times 660L$

Food waste capacity = $8 \times 23L = 184L$ rounded down to **140L**

Please note that food waste collection is weekly

Appendix 2a: Bin capacity and dimensions-houses

	Rubbish 	Rubbish 	Recycling 	Recycling 
Capacity(litres)	140L	180L	240L	360L
Height(mm)	985	1056	1190	1095
Width(mm)	485	543	575	850
Depth(mm)	550	646	730	620

	Food waste 	Food waste 	Garden waste 
Capacity(litres)	7L	23L	240L
Height(mm)	252	405	1190
Width(mm)	252	320	575
Depth(mm)	229	400	730

Appendix 2b: Bin capacity and dimensions - Communal bin stores

	Rubbish or recycling 	Rubbish or recycling 	Food waste 
Capacity(litres)	660L	1100L	140L
Height(mm)	1340	1410	985
Width(mm)	1260	1370	485
Depth(mm)	720	1000	550

Appendix 3: Guidance check list

Section 2: Recycling and waste storage

Internal storage

1. Have you provided reasonable space within each property to store and segregate waste?

External storage space

Use the table below and information from **table 2, appendices 1a, 1b, 2a and 2b** from this guide to estimate the capacity and size of storage containers needed for the development.

<u>Service</u>	<u>Size of household /Number of beds</u>	<u>Volume of waste to be generated</u> <i>(Appendices 1a, or 1b and table 2)</i>	<u>How many bins are needed</u>	<u>Capacity and dimensions of bins required</u> <i>(Appendix 2a or 2b)</i>
Waste				
Recycling				
Food waste				
Garden waste				
Any other				

2. Based on the number of bins needed and their dimensions, have you provided adequate external space or bin store to accommodate the number of bins required?
3. What are the dimensions of the external storage space?
4. Have you included the location and dimensions of the bin store in your building plans?

Communal bin location and access

5. Is the bin store on ground level?
6. Is the bin store within 30 metres of the entrance door of the property?
7. Does the design allow enough clearance between bins to allow easy access for residents and bin operators?
8. Have you ensured that the bin store door will have a clearance of at least 150cm and will open outwards?

9. Is the bin store sited so that bins do not need to be taken through a **building or across designated parking spaces?**

Mixed Developments

10. If the development is made up of commercial and residential units, have you made provision for separate lockable bin stores?

Houses of Multiple Occupation (HMO)

11. If the development is an HMO, does the bin area design meet requirements outlined in **section 2.5?**

Section 4: Collection points

12. Is the collection point for houses at the front boundary of the property?
13. If the bin store is not the collection point for communal bins, will the designated collection point be large enough to avoid any obstructions?

Section 5: Access specification

14. Is the access road at least **4 metres** wide?
15. Is the access road designed to avoid reversing of collection vehicles?
- 15a.** if not, will the vehicle reverse **less than 12 metres** and not encroach access path when reversing?
16. Is the access path from collection point to vehicle on level ground?
- 16a.** If not, is there a dropped kerb of gradient not steeper than 1:12?
17. Is the access path at least 1.5 metres wide?