Barking & Dagenham

Planning Advice Note

Waste and Recycling Provisions in New and Refurbished Residential Developments

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The Sustainable Development Group will pass enquiries to relevant colleagues in Environmental Management Services who can provide more specific advice on developments and are available for site visits.

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CONTENT

CHAPTER 1

INTRODUCTION

The purpose of the Planning Advice Note (PAN)

1.1 The aim of this PAN is to provide guidance for planners, developers, architects, and facility managers on the provision of waste and recycling facilities in new and refurbished residential developments. This PAN will help achieve policies set out in the Barking and Dagenham emerging Local Plan 2037 (LP) and the East London Waste Authority Joint Waste DPD (2012).

The status of the PAN

1.2 The PAN provides guidance on the implementation of the emerging Local Plan policy. Whilst it is not an essential requirement for planning permission, it provides important guidance as to how certain Local Plan policies can be applied and therefore constitutes an important material consideration in the determination of planning applications.

Planning applications and this PAN

1.3 Developers and architects should ensure that the requirements for storing waste and recyclable materials set out in this PAN are considered at the outset of designs of all new and refurbished residential developments. Once the guidance in this PAN has been followed, developers should discuss waste and recycling issues at an early stage with the Council to ensure compatibility of proposed systems with the Council's requirements and collection arrangements.

1.4 Planning applications should include a strategy for the minimisation and collection of waste and recycling and must provide sufficient and accessible space in their design and layout for waste storage and collection within developments. They should clearly identify the proposed refuse and recycling storage points and the access routes for collection vehicles. They should also state how the development addresses the other requirements set out in this PAN, such as location, design and management considerations.

Focus on new and refurbished high-rise residential developments

1.5 While houses and low to medium-rise residential developments can be more easily integrated into the Council's refuse and recycling collections, high-rise developments — above18 metres in height — represent more of a challenge in waste management terms.

1.6 The Council's preferred waste storage method for high-rise developments is a communal bin compound at ground level for both refuse and recycling bins. The Council no longer requires waste chutes in high-rise blocks. Instead, it asks for two lifts and places great emphasis on post-occupancy management of the building for waste storage and collection purposes. If compounds are located in basement car parks or underground level floors the Council requires ramps with a legal and suitable

gradient to meet health and safety regulations. This design should be agreed with the service provider prior to the construction.

1.7 The Council is continuously looking for innovative and effective ways of dealing with waste and increasing recycling rates from high-rise buildings and as such developers are welcomed to propose their own schemes.

1.8 Major residential developments are required to incorporate high-quality, on-site waste collection systems that are based on current best practice and do not include traditional methods of storage and collection, such as kerbside collections and wheeled bin methods. The type of systems could include compactors, underground storage containers, vacuum systems and automated waste collection systems. These systems require land to be set aside to store bulky waste materials, with the size and footprint of the space varying from system to system. Where necessary, applicants should discuss options with the Council regarding waste collection prior to the submission of an application.

CHAPTER 2

POLICY CONTEXT

Environmental Protection Act 1990

2.1 The Environmental Protection Act 1990 and Building Regulations 2010 represent the principal legislation governing the provision of waste storage and collection from residential developments.

2.2 As a waste collection authority, Barking and Dagenham is required under Part II of the **Environmental Protection Act 1990** to collect household waste from all residential properties in the borough. The Council may also, under section 46 (Receptacles for Household Waste), specify the type and number of receptacles to be used and the location where the waste should be placed in order to ensure compatibility with the Council's collection methods. Furthermore, in relation to recycling, under section 46, the local authority may require:

- Waste of certain types to be stored separately so that it can be recycled.
- Occupiers of dwellings to provide containers of a specified type for storage of waste.
- Additional containers to be provided for separate storage of recyclable waste.
- Specific locations to be established where containers should be placed for emptying.

Building Regulations

2.3 **Approved Document H6 of the Building Regulations 2015** requires adequate provision to be made for the storage of solid waste and adequate means of access to be made for residents to the place of storage and for collection operatives. Accompanying guidance is provided for arrangements for separate storage of waste for recycling should it be necessary. This is to support requirements which may be made under Section 46 of the Environmental Protection Act 1990 and to support national policy on recycling and waste reduction.

2.4 In addition to the legislation outlined above, there are a number of other legislation and policy documents which actively encourage recycling, and which support the Council's request for recycling facilities to be provided in all new or refurbished high-rise developments.

National policy

2.5 Incorporating adequate and accessible recycling facilities is consistent with a number of national policy documents:

- **Waste Strategy 2000 for England and Wales (2000) —** sets a national target for recycling or composting 33% of all household waste by 2015.

- **Waste and Emissions Trading Act (2003) —** requires waste authorities to reduce the amount of biodegradable municipal waste they landfill by increasing their recycling, composting and energy recovery activities. The national target is

to reduce the amount of biodegradable waste landfilled to 35 percent of that produced in 1995 by 2020.

- **Household Waste Recycling Act (2003) —** requires English waste collection authorities to collect at least two recyclable materials from all households separate from residual waste by 31st December 2010. The exception to this is where the cost of collection is unreasonably high, and where comparable alternative arrangements are in place.

- **Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (2011) —** recognises that good design and layout in new development can help secure opportunities for sustainable waste management, including for kerbside collection and community recycling as well as for larger waste facilities. It states that planning authorities should ensure that new development makes sufficient provision for waste management and promotes designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene.

Regional policy

2.6 The provision of adequate and easily accessible refuse and recycling facilities in high-rise developments is consistent with the following regional policy document:

- **London Plan (2020):** Policy SI 7: Reducing waste and supporting circular economy sets out how resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal will be achieved. Provision of suitable recycling facilities will increase opportunities for participation in recycling schemes.

- **Housing Supplementary Planning Guidance (2016):** The Mayor's Housing SPG sets out the following standards for waste collection provision in new developments:

  Standard 22 - Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.

  Standard 23 - Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.

- **The Mayor's Municipal Waste Strategy (2011):** please see here for the update strategy: http://www.london.gov.uk/sites/default/files/Municipal%20Waste_FINAL.pdf

- **The Mayor's London Environment Strategy (2018):** please see here for the full strategy: https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf

Local policy

2.7 Encouraging new and refurbished high-rise developments to incorporate appropriate refuse and recycling facilities is consistent with a number of local policy documents:

- **Barking and Dagenham Together 2017 – 2037:** This document sets out the vision and priorities for the borough. The vision for the borough is:

  "One Borough. One Community. No-one left behind."

  The ten priorities are that Barking and Dagenham will be:

- a place where every resident has access to lifelong learning, employment, and opportunity
- a place with high-quality education and sustained attainment for all residents, regardless of background
- a place where businesses and communities grow and thrive
- a place with sufficient, accessible and varied housing
- a place which supports residents to achieve independent, healthy, safe and fulfilling lives
- a friendly and welcoming borough with strong community spirit
- a clean, green and sustainable borough
- a place where everyone feels safe and is safe
- a place with great arts and culture for everyone, leading change in the borough

Adequate refuse and recycling facilities in new and refurbished developments can assist in meeting the Council's priority of creating a clean, green and sustainable borough, and a place where businesses and communities grow and thrive, by maintaining and investing in high quality homes, by reducing fly-tipping, reducing unpleasant smells, reducing waste, increasing recycling and improving the street scene around blocks.

- **The Barking and Dagenham emerging Local Plan 2037 (Regulation 19 consultation version)** includes a number of policies which seek to provide facilities for sustainable waste management. These include:

  DMSI 1: Sustainable Design and Construction

  DMSI 9 Demolition, Construction and Operational waste

2.8 For more information on these policies and their links to waste and recycling storage and collection please see Appendix A.

CHAPTER 3

CALCULATION OF STORAGE CAPACITY REQUIRED

Houses

Internal storage capacity

3.1 Enough storage capacity needs to be provided inside the kitchen or another convenient location for the storage of refuse and recyclable materials. Space will be required for two bins with a capacity of 60L each for general waste and recycling (*see Appendix B for information on the Brown bin recycling scheme*).

3.2 Internal storage also needs to be provided for a smaller bin where residents can collect compostable organic waste and a box/ bag for the collection of mixed glass bottles and jars..

External storage capacity

3.3 In houses with gardens, an area should be provided for composting bins. Ideal composting areas are located away from the house. Bins should normally sit directly onto the soil to allow access for worms, soil and microbes and drainage.

3.4 A hard standing should be provided at the boundary of the property accessible from the highway for presenting wheelie bins without access issues.

Wheelie bin dimensions

Waste Stream	Capacity	Height (h)	Depth (d)	Width (w)
Refuse	140 litres	1054mm	452 mm	447mm
Recycling/Refuse*	240 litres	1063mm	613 mm	555 mm
Garden Waste	140 litres	1054mm	452 mm	447 mm

***Provided following assessment by a relevant Officer**

Flatted accommodation: low, medium and high-rise developments

Internal storage capacity

3.5 As with houses, consideration needs to be given to providing enough space within each flat for the storage of recyclables and residual waste. Space will be required for storing household refuse, the orange reusable recycling bag for dry recyclables and a separate box or bag for additional materials.

3.6 Additional space for a wormery or compost bin may be provided on a balcony or within the unit to allow residents to compost their kitchen waste.

External storage capacity for refuse and recyclable materials

3.7 Flatted developments (low, medium and high-rise) are expected to incorporate into their design a specially designated compound for the storage of communal refuse and recycling bins. The compound should be situated at ground level within the footprint

of the development. If compounds are located in basement car parks or underground level floors the Council requires ramps with a legal and suitable gradient to meet health and safety regulations. The developer is also required to make arrangement to present the bins at an accessible collection point. This design should be agreed with the service provider prior to the construction.

3.8 Residents will be expected to bring both refuse and recycling to the communal bin compound themselves. The development's Housing Management organisation will be primarily responsible for ensuring waste management in the building is successful.

3.9 Multi-occupancy buildings will be provided with the following containers from the Council at an annual charge (*see Chapter 7*):

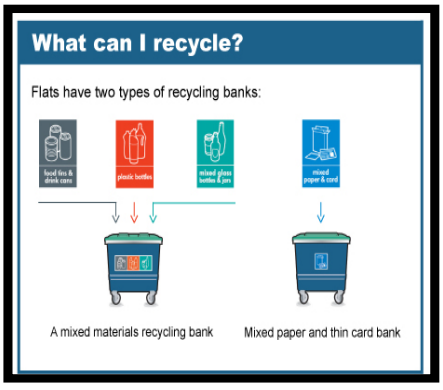
Refuse
1100 litres metal containers (Eurobins) with lids and central locking castors.

Capacity	Height (h)	Depth (d)	Width (w)
1100 litres	1475mm	980mm	1250mm

Recycling
A set of 1100 litres blue colour metal containers (Eurobins) for recyclable materials. These containers have a special flap on the lid, a padlock, polyester powder body coating, central locking castors, with the letters B&D.

Capacity	Height (h)	Depth (d)	Width (w)
1100 litres	1475mm	980mm	1250 mm

Blue Recycling Eurobins



3.10 The formula the Council uses to determine the number of refuse Eurobins needed for a development is **70L per bedroom per week**.

3.11 The recycling capacity is calculated using a formula of **70 L per bedroom per week**. Therefore, the number of Eurobins needed for recycling will match the number required for general refuse. The required recycling capacity aligns with the standard collection schedule of one collection every two weeks.

3.12 Developers are advised to design bin store to accommodate space for food waste bins. This can be calculated based on **7 L per household per week**.

3.13 Collection frequency will also influence the number of bins required. Usually, the Council collects **refuse once a week** and **recycling once in two weeks** from flatted developments except for pre-existing arrangements which will be subject to review in case of redevelopment. **Where additional collection frequency is required and has been assessed and approved by the council, this will be chargeable at the published collection charges subject to annual review**.

3.14 Developers are encouraged to incorporate innovative storage ideas such as compactors, underground storage containers, vacuum systems, and automated waste collection systems.

Recycling provisions for glass

3.15 Developers of flatted accommodation are strongly advised to make provision in bin compounds for space to accommodate separate 1100 Eurobins for mixed glass bottles and jars recycling.

3.16 Developers are also asked to provide mixed glass recycling bring banks for their developments on nearby adopted public highways. The density of the banks should be in accordance with the Mayor's Municipal Waste Management Strategy requirement of one site per 500 households where recycling collections from homes are not provided and one site per 1,000 households where recycling collection from homes exists. Bring banks can only be serviced from sites on adopted public highway and their location should maximise use, for example be placed at thoroughfares. A site consists of four bring banks (metal or plastic Modular banks of 2.5 cubic metres capacity): three banks for transparent, green and brown glass and one for paper.

Refuse and recycling Eurobin allocation

3.17 The table below provides an indication on the number of both communal refuse and recycling Eurobins required in flatted accommodation for different collection frequencies.

		No. of flats									
Frequency	**Capacity 1100 litre Eurobin**	***7***	***13***	***18***	***24***	***28***	***34***	***39***	***44***	***49***	***50***
Weekly collection	**Refuse**: Number of Eurobins required.	1	2	3	4	5	6	7	8	9	10
	Recycling: Number of recycling Eurobins required (separate paper & mixed materials)	1	1	2	2	3	3	4	4	5	5
Fortnightly collection	**Recycling**: Number of sets of recycling Eurobins required (separate paper & mixed materials)	1	2	3	4	5	6	7	8	9	10

***Bin capacity is calculated based on 70L/bedroom for a 3-bedroom flat and rounded up to upper limit.**

3.18 The table below provides an indication on the number of bins food waste bins required in flatted accommodation.

Number of Flats	Communal Bin Size	Number of Bins (Weekly Collection)
Up to 20	140 litres	1
21–40	140 litres	2
41–60	140 litres	3
61–80	140 litres	4
81-100	140 litres	5

The dimensions for 140L capacity wheelie bin are 1054mm (h) x 452mm (d) x 447mm (w).

Provision for bulky waste storage

3.19 An additional dry storage room needs to be provided for the storage of bulky waste such as furniture, large electrical items and mattresses. This may be a designated section of the waste and recycling compound, if this is enclosed, or a separate room or enclosure. Storage capacity must be a minimum of $10m^2$ for every 50 housing units.

3.20 Location considerations listed in Chapter 4 for communal bin compounds apply to the bulky waste storage room also as the Council's bulky waste collection operatives will need access to the dry storage room.

CHAPTER 4

LOCATION OF COMMUNAL BIN COMPOUND IN FLATTED DEVELOPMENTS

General guidelines

4.1 Communal bin compounds should be located at ground level within the development's footprint. The Council's preference is for compounds to be located internally rather than externally.

4.2 Bin compounds should house both the communal refuse bins and the communal recycling bins.

4.3 If compounds are located in basement car parks or underground level floors the Council requires ramps with a legal and suitable gradient to meet health and safety regulations. The developer is also required to make arrangement to present the bins at an accessible collection point. This should be agreed with the service provider prior to the construction.

Easy access for residents

4.4 The refuse and recycling facilities should encourage residents living in flats to dispose of their refuse responsibly and to recycle as much of their household waste as possible. Bin compounds must therefore be conveniently located for residents.

4.5 Internal bin rooms should be located near lifts or stairs providing that the requirements for ease of access for waste collection operatives listed below.

4.6 Residential high-rise development (18 metres and above in height) are required to have two lifts providing access to each floor and not alternate floors[1]. The Council does no longer require chutes in high-rise development but requires two lifts.

4.7 The internal bin compound should be sited so that Eurobins can be taken to the collection point without being taken through a building.

4.8 Where external bin compounds are to be provided, these must be located close to the main building entrance without interfering with pedestrian access to buildings. External storage areas for waste containers should be away from windows and ventilators.

4.9 Eurobins should have stairs or ramps to ensure ease of access for elderly or disabled persons to avoid the need to lift bags into the bins.

[1] Building Regulations 2010 Approved Document B — Fire Safety (2019 Edition), Section 15 states that buildings with a floor at more than 18m above vehicle access level be provided with a minimum of two firefighting shafts. As the Council is no longer requiring chutes, buildings of 18 metres and above must always have two lifts to easily enable residents to bring their waste down to ground level.

Easy access for waste collection operatives

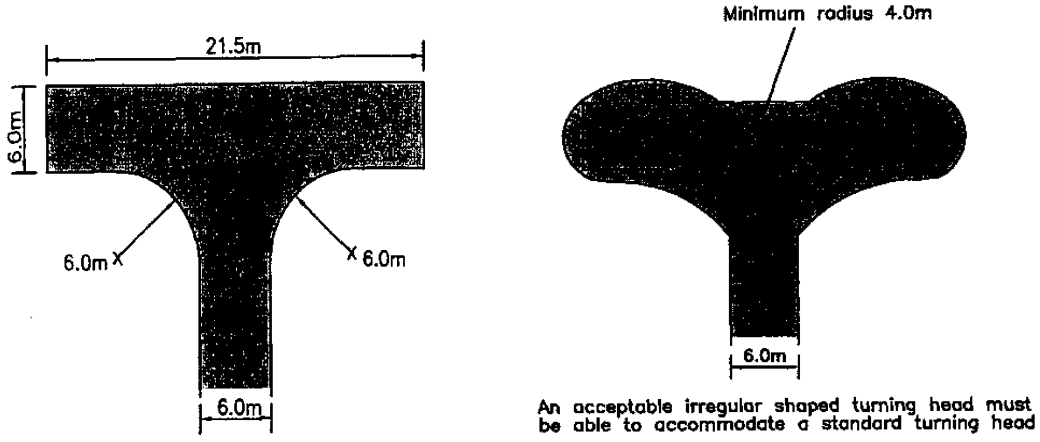
4.10 The Council's waste collection operatives will move the communal refuse and recycling bins from their permanent storage compound to the collection point. Access points for refuse vehicles should not normally be more than 10m from waste compounds.

4.11 The access road must be capable of safely accommodating a RCV 26 tonnes vehicle of the following dimensions: 10.4 metres length x 4 metres high x 2.5 metres wide. Developers should ensure that access road has solid foundation to withstand maximum weight of vehicle (26t) and smooth continuous impervious surface and ensure that manhole covers are strong enough to withstand the weight of the vehicle.

4.12 Where a development is accessed through a private road, the developer must ensure that such access road must meet the conditions set out in 4.11 above. The developer will be responsible for any damages caused by the use of road to service their development where the specifications for access roads are not met.

4.13 The site layout must allow for the collection vehicle to manoeuvre in a Hammerhead T Form as illustrated below. Other possible turning manoeuvres can be discussed with Environmental Management Services during the planning application process. Developer is required to provide swept path analysis for vehicle turning area.

Hammerhead T-Form



An acceptable irregular shaped turning head must be able to accommodate a standard turning head

4.14 There may be exceptions where a vehicle can conveniently reverse into the development over a distance not exceeding 15 metres to a point within 10 metres of the bin storage or presentation area. In such cases, the road shall be designed so that the reversing vehicle does not encroach on the footpath. Collection vehicles should not generally be expected to reverse into a development from a busy road.

4.15 Doors/ gates to any waste compound are not permitted to open out over a public highway.

4.16 There should be no need to wheel bins over steps and drop kerbs must be provided where necessary. Furthermore, access between the bin compound and the

collection point should be a minimum of 2m wide and have a reasonably smooth, durable surface with a legal and suitable gradient.

4.17 If it is proposed to locate waste and recycling containers in compounds in a basements area which is inaccessible to a standard waste collection vehicle, a suitable ground floor collection area must be indicated on drawings submitted for approval. In addition, a written statement must be attached describing the proposed method of transporting the containers to ground floor level, including parking arrangement. If compounds are located in basement carparks or underground level floors the Council require ramps with a legal and suitable gradient to meet health and safety regulations. This should be agreed with the service provider prior to the construction.

4.18 If the waste containers are to be transported to ground level by a goods lift, it must be large enough to accommodate the waste container as well as the porter. The managing agent is required to present the bins at a suitable collection point. In large schemes[2] more than one waste container will need to be accommodated. The lift doors must be sized to allow free access for the waste containers. In addition, a written statement must be attached describing the transporting of the containers to ground floor level, including parking arrangement.

[2] Large Schemes: In this document, a large scheme refers to large number of dwellings that share a bin compound accommodating five containers or more.

CHAPTER 5

DESIGN CONSIDERATIONS

Internal layout

5.1 Within the bin compound, the disposal of general waste and recyclables should be equally convenient. Where there are to be disparities, disposing of general refuse should be marginally easier than the disposal of recyclables to avoid contamination. If possible, the refuse disposal point should be the first encountered when residents enter the refuse disposal area.

5.2 Any enclosure, compound or storage area should allow for filling and emptying and provide clear space of 15cm between and around containers.

5.3 A rubber buffer should be affixed to the surrounding wall and placed at the appropriate height to prevent damage to the storage area walls and unnecessary noise.

5.4 All doors should open outwards and should be fitted with a hook back facility to prevent damage from bins colliding into doors upon entry and exit.

Visual impact

5.5 External compounds should be constructed of materials in keeping with the surroundings and screened by planting with adequate provision of soil if appropriate.

Noise control

5.6 Communal bin compounds should be far enough away from housing units to reduce the impact of noise during bin use and collection. Eliminating the need for collection vehicles to reverse will also assist in keeping noise to a minimum.

Odour/vermin control

5.7 Internal bin compounds should be well ventilated and have a smooth easily cleanable floor, like a concrete float finish. Air fresheners and vermin boxes may be installed. External compounds should be open (no roof) and have a concrete floor.

5.8 Suitable drainage, with water discharging into a sewered drain, should be installed to allow the washing of bins. Nearby access to the water mains should also be provided.

Security

5.9 The design of communal bin compounds should allow easy access to residents but not to non-residents. Internal bin storerooms should only be accessed from outside to prevent the room being used as an access point to the building. External bin compounds should be secured and located out of sight of the main road as far

as possible to prevent unauthorised pedestrian and vehicular access. External communal bin stores should be designed to allow natural surveillance from nearby dwellings.

5.10 Developers may consider an open rail gate with a welded mesh on the back of it for internal bin rooms so that residents can see inside the bin room before entering it from the outside. Similarly, external compounds should only be slightly higher than the bins themselves (approx. 15cm higher) and have no roof so that residents can see who is inside the compounds before entering.

5.11 The gate or door on both internal and external bin storage rooms should have a heavy duty closer with suitable locking system. The management agent is required to provide access code, keys, or entry fobs to the service provider. Secure doorset and access control system for communal bin stores of such stipulated in Secured by Design Homes 2019 guidance is adequate.

5.12 The locking system must be easily operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person.

5.13 Adequate lighting needs to be provided to allow the usage of the bin store after dark.

5.14 CCTV should be installed in new and refurbished blocks to deter fly-tipping, especially in places that are particularly vulnerable to fly-tipping such as under staircases. CCTV should also be fitted inside the bin room.

5.15 New and refurbished high-rise developments should always have a concierge system with a staffed reception desk.

CHAPTER 6

MANAGEMENT CONSIDERATIONS

6.1 It is important to establish and delegate the responsibility for ensuring an effective waste management system in high-rise developments. All new and refurbished high-rise developments will be required to have a Housing Management arrangement in place, with a Housing Management Organisation responsible for:

- Keeping residents informed of waste facilities.
- Providing information materials about recycling (e.g. council leaflets and links to website).
- Dealing with fly-tipping; and
- Washing the bins and keeping the bin compound clean.

Keeping residents informed

6.2 Communal bin compounds should have a notice showing which properties are entitled to use the facilities.

6.3 Additional signage to indicate the materials collected as part of the recycling collection scheme will be required. If the erection of posters within the bin store is not possible due to space or other restrictions, bin stickers may be used.

6.4 Where the Housing Management organisation holds tenants' induction schemes, these should include the use of waste and recycling facilities.

6.5 The Council will issue a leaflet on the correct use of the waste and recycling facilities and the materials recycled. Tenants' handbooks should include a section on the correct use of refuse and recycling facilities.

6.6 Housing Management organisations should encourage Tenants' Association to take on responsibility for enforcing residents' compliance with the waste management arrangements.

Dealing with fly-tipping

6.7 A key task of the Housing Management organisation will be to promptly remove any fly-tipped waste and keep communal spaces neat and tidy.

6.8 Housing Management organisations will be expected to investigate incidences of fly-tipping within the block and write to residents who are found to be responsible either through bag searches or CCTV footage.

6.9 It is also strongly recommended that lease agreements and residents' handbooks are used to set out tenants' responsibilities about the storage of waste and recyclables and consequences of non-compliance with these responsibilities.

Washing bins and keeping the bin compound clean

6.10 This will be the responsibility of the Housing Management organisations.

CHAPTER 7

COVERAGE OF COSTS OF REFUSE AND RECYCLING INFRASTRUCTURE

7.1 Developers are expected to contribute towards the costs of communal infrastructure where the need for those facilities arises directly from the development. Developers will be required to cover the costs of providing new bins required by the residential development.

7.2 Developers and their Housing Management organisations are expected to:

- Hire both, communal refuse and communal recycling Eurobins from the Council at an annual rate per bin based on council published fees and charges. If a bin becomes damaged or needs maintenance due to fair wear and tear, the Council will replace it or repair it at no extra charge. It is the property management's responsibility to repair damaged bins resulting from vandalism or fire damage.
- Purchase new or replacement refuse wheelie bin at cost based on council published fees and charges.

7.3 Developers are required to incorporate high-quality, on-site waste collection systems that are based on current best practice. The type of systems could include compactors, underground storage containers, vacuum systems, and automated waste collection systems. The cost of such refuse and recycling infrastructures will be covered by the developer.

CHAPTER 8

OTHER WASTE STORAGE AND COLLECTION SYSTEMS

8.1 The Council is continuously looking for innovative and effective ways of dealing with waste and increasing recycling rates from high-rise buildings and as such developers are welcomed to propose their own schemes.

8.2 Developers are required to seek approval from the council for innovative waste management systems such as vacuum and underground systems e.g. ENVAC and Poplar HARCA.

8.3 Waste reduction should be part of any proposed waste management strategy.

8.4 The Council will not contribute to the cost for such infrastructural system and will not provide or maintain receptacles. The Council will also not offer council tax rebate.

8.5 The Council as a Waste Collection Authority (WCA) will collect waste from agreed designated collection point and the waste presentation should suit our current collection system and in conformity with our Waste Disposal Authority (WDA).

8.6 Where failure in the waste containment and presentation system result in the inability of the council to collect the waste, the council will not be liable to offer compensation to the householders.

8.7 The Council will collect waste of expected waste tonnage as is agreed with the service provider.

CHAPTER 9

WASTE STORAGE AND COLLECTION FOR NON-DOMESTIC (COMMERCIAL) DEVELOPMENTS

9.1 Some large developments have a mix of both residential and non-domestic (commercial) blocks. The waste storage and collection provisions for the non-domestic (commercial) development would also apply to applications for entirely commercial developments.

9.2 In non-domestic (commercial) developments, it is essential that the developer consult with the waste collection authority for guidance on waste storage and collection requirements.

9.3 Developers are required to incorporate high-quality, on-site waste collection systems that are based on current best practice. The type of systems could include compactors, underground storage containers, vacuum systems and automated waste collection systems. The cost of such refuse and recycling infrastructures will be covered by the developer.

9.4 Developers are required to make provision for segregation of waste into refuse, recycling and food waste depending on the nature of business in such commercial developments.

9.5 It is recommended to make adequate provision for bin store and bin storage capacity especially where the nature of commercial activity may result in high waste production such as for traders of perishable goods and food businesses.

9.6 Adequate fire hazard and protection measures should be in place most especially where such development is in a mixed development (residential and commercial), and where handling, storage and disposal of toxic, oily, hazardous waste pose potential risk.

9.7 Design considerations of bin stores should be according to provisions in Chapter 5.

9.8 Proposals for access road for collection vehicle and bin presentation should be according to provisions in Chapter 4 - Easy access for waste collection operatives**.**

9.9 For large scale commercial developments having multiple land holdings and private ownerships, details of privately own internal roads (not adopted public highway) should be reflected in the proposals. Service Level Agreements (SLA) may be required in case of large privately owned road networks.

Appendix A

Explanation of the Barking and Dagenham Local Plan

The Barking and Dagenham emerging Local Plan [Regulation 19 Consultation version] sets out the Council's strategy for delivering the development vision and objectives by 2037.

The key waste and recycling related polices, from the Barking and Dagenham emerging Local Plan (Regulation 19 consultation version) outlined in the "relevant Infrastructure" chapter are shown below:

DMSI 9: Demolition, Construction and Operational waste

This policy states:

The minimum requirements for all new and refurbishment development proposals in terms of operational waste.

- All new and refurbishment development proposals must submit a strategy for the minimisation and collection of waste and recycling and include sufficient and accessible space in their design and layout for waste storage and collection within developments, in accordance with the London Waste Recycling Board's (LWARB) latest guidance on recycling and storage. As a minimum, appropriate facilities must be provided, both within individual units and for the building as a whole, in order to separate and store dry recyclables (card, paper, mixed plastics, metals, glass), organic and residual waste.
- Major residential developments are required to incorporate high-quality, on-site waste collection systems that are based on current best practice and do not include traditional methods of storage and collection, such as kerbside collections and wheeled bin methods. The type of systems could include compactors, underground storage containers, vacuum systems and automated waste collection systems. These systems require land to be set aside to store bulky waste materials, with the size and footprint of the space varying from system to system. Applicants should discuss options with the Council regarding waste collection prior to the submission of an application.
- Non-residential proposals involving the use or disposal of hazardous substances will be supported where can demonstrate that the risks to public safety and the environment are appropriately managed in line with Policy DMSI 3 Nuisance.

DMSI 1: Sustainable Design and Construction

This policy states:

- All development will be required to meet high standards of sustainable design and construction, relating to the scale, nature and form of the proposal.
- Major development proposals should demonstrate, in a supporting Sustainability Statement, how sustainable standards, and materials and low carbon technologies are integral to the design, construction and operation of the development; and be

accompanied by a pre-assessment, demonstrating how the following standards, or any future replacement standards, will be met.

a) All new non-residential development over 500 sqm floorspace (gross) should be designed and built to meet or exceed a BREEAM 'Excellent' rating (or updated equivalent).
b) All non-residential refurbishment of existing buildings and conversations over 500 sqm floorspace (gross) should be designed and built to meet or exceed a BREEAM Non-Domestic Refurbishment 'Excellent' rating (or updated equivalent).
c) All residential refurbishment development of 10 dwellings or more should be designed and built to meet or exceed a BREEAM Domestic Refurbishment 'Excellent' rating (or updated equivalent).

- All new residential development will be strongly encouraged to be designed and built to meet a Home Quality Mark 3 Star Rating (or updated equivalent).

Joint Waste plan

It should be noted that the Council has also produced the East London Waste Authority (ELWA) Joint Waste Plan. Adopted in 2012, the purpose of the Joint Waste DPD is to set out a planning strategy for sustainable waste management to 2021. It enables the adequate provision of waste management facilities (including disposal) in appropriate locations for municipal and commercial and industrial waste, having regard to the London Plan Borough level apportionment and construction, excavation and demolition and hazardous wastes.

Approved Document H6 of the Building Regulations 2015 - Solid Waste Storage

This document states:

"The efficacy of a refuse storage system is dependent on its capacity and ease of removal in relation to collection service provided by the waste collection authority". Therefore, it is required the following standards should be met:

1. If refuse is to be collected by the Council, stands and enclosures must be located conveniently to the nearest access point for the collection vehicle and there should be adequate circulation space so that if some bins are full, residents can easily reach other empty bins.

2. Communal bin stores should be located so that the distance for the resident to carry waste or recycling to the collection point does not exceed 30 metres (Building Regulation H6, paragraph 1.8).

3. Bin stores should be straightforward for residents and the refuse collectors to use. Door positions and widths should enable bins to be taken from the store to the refuse collection vehicle by a direct paved route not exceeding 25 metres (Building Regulation H6, paragraph 1.8).

4. The provision of refuse enclosures should be included in the design of buildings or boundary walls where possible.

Appendix B

Brown Bin Scheme - Recycling

The brown bin scheme is for kerbside recycling collection. Please see list of what goes in the brown bin at https://www.lbbd.gov.uk/what-goes-in-your-bins.

Green Bin Scheme – Green garden waste

The Green Bin Scheme accepts all green garden waste. Please see list of what goes in the green bin at https://www.lbbd.gov.uk/what-goes-in-your-bins.

Grey Bin Scheme - Waste

The Grey Bin Scheme accepts all materials that cannot be recycled or composted.

Appendix C

References and Sources of Further Information

Below is a list of reference documents relating to the provision of waste and recycling facilities in residential developments. In addition, there are also a number of websites and organisations, which may prove to be useful when considering the installation of refuse and recycling facilities. Please note LB. Barking and Dagenham is not responsible for the external web links and addresses outlined below and that there are other organisations that can give advice on refuse and recycling facilities.

Reference Documents	Web links
Environmental Protection Act 1990	http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900043_en_1.htm
The Environment Act 2021	https://www.legislation.gov.uk/ukpga/2021/30
The Separation of Waste (England) Regulation 2024 (Simpler Recycling)	https://www.legislation.gov.uk/ukdsi/2025/9780348266566
Building Regulations 2010 (2019 edition) Approved Document B — Fire Safety	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/832631/Approved_Document_B__fire_safety__volume_1_-_2019_edition.pdf
Building Regulations 2015, Approved Document H6 – Solid Waste Storage	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf
Building Regulations 2015, Approved Document Q: Security - Dwellings	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/443221/BR_PDF_AD_Q_2015.pdf
Our Waste, Our Resources: A Strategy for England	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf
Waste and Emissions Trading Act 2003	http://www.opsi.gov.uk/acts/acts2003/20030033.htm
Household Recycling Act 2003	http://www.opsi.gov.uk/acts/acts2003/20030029.htm
London's Wasted Resource, The Mayor's Municipal Waste Management Strategy (2011)	http://www.london.gov.uk/sites/default/files/Municipal%20Waste_FINAL.pdf
London Environment Strategy 2018	https://www.london.gov.uk/sites/default/files/london_environment_strategy_0.pdf
Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (2011)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11443/1876202.pdf

Barking and Dagenham Together – Borough Manifesto	https://lbbd.sharepoint.com/sites/IntTp/Strategy-Portal/Policy%20and%20Strategy%20Library/Barking-and-Dagenham-Together-Borough-Manifesto.pdf
Barking and Dagenham [Draft] Local Plan [Regulation 19 Consultation version] 2037	

Useful Websites and Contacts	Comment
www.bre.co.uk	Building Research Establishment's Eco Homes Assessment includes the provision of recycling storage facilities
http://www.recycleforyourcommunity.com/	Recycle For Your Community is a campaign which encourages residents of the four London boroughs which make up the East London Waste Authority to reduce, reuse and recycle the 430,000 tonnes of household waste they produce every year.
http://www.wrap.org.uk/content/recycling-collections-flats	Waste Watch produced a paper on recycling in flatted developments entitled 'Recycling for flats: case studies of recycling schemes for housing estates, high-rise blocks and other areas of high-density housing'
http://www.westernriverside.org.uk/downloads/RWR_Estates_Recycling_Research_Ellen_changes.pdf	The Recycle Western Riverside campaign undertook a study of different methods of recycling on estates and high-rise blocks to provide the four constituent boroughs of the Western Riverside Waste Authority with information about the costs, performance and issues surrounding different estates recycling schemes.
Lorraine Roache, Poplar Harcar Tel: 0207 5100574 http://www.poplarharca.co.uk/Home	Poplar Harca is a social landlord who has installed underground refuse banks in partnership with Tower Hamlets in most of its estates in that borough.
Eco Island Ltd. www.ecoisland.co.uk Sulo MGB Ltd www.sulo.com	Eco Island Ltd. and Sulo MGB Ltd are two suppliers of underground refuse and recycling systems in the UK.
Secured by Design guidance https://www.securedbydesign.com/guidance/design-guides	Secured by design homes 2019 guidance for domestic properties has been designed to cater for the security of all new and refurbished homes including those for disabled and older people.
London Waste Recycling Board's (LWARB) guidance https://www.lwarb.gov.uk/wp-content/uploads/2015/05/Final-report-Waste-Management-Planning-Advice-for-Flatted-Properties.pdf	This guidance provides template policy or policies on planning for waste and recycling storage and collection in new build flatted properties.

Appendix D

Planning Application Waste Management Strategy Assessment Template

SPECIFICATIONS	YES	NO	COMMENTS
Internal Storage Space (in kitchen)			
Refuse - (60L recommended)			
Recycling - (60L recommended)			
Food waste - (23L recommended)			
External Storage Capacity (House)			
Refuse bin - (140L per household).			
Recycling bin - (240L per household)			
Garden waste bin - (140L per household)			
Hard standing provided for presenting bins			
External Storage Capacity (Flat/Communal)			
Refuse - (70L/Bedroom/Week recommended)			
Recycling - (70L/Bedroom/Fortnightly recommended)			
Bulky waste storage ($10m^2$ for every 50 housing units)			
Refuse and recycling bins in the same bin compound?			
Communal Bin Store Design			
Is bin store on ground level?			
Is bin store in the basement? What is the collection arrangement?			
Is bin store more than 30m from entrance door of building?			
Is the bin store with secured access?			
Is mechanism in place to provide access keys, codes and fobs to development/bin store?			
Is there a clear space of 15 cm between bins?			
Are individual bins accessible by residents and collection crew?			
Does bin store doors open outwardly?			
Does bin store door open over a public highway?			
Is facility installed to hold open doors in place?			
Are there rubber buffers on internal bin store walls to prevent damage to wall and reduce noise from impact?			

Is the bin store away from windows and ventilators?			
Does Eurobins have stairs or ramps for ease of access for elderly and disabled person?			
SPECIFICATIONS	**YES**	**NO**	**COMMENTS**
Will bins be taken to collection point through a building?			
Vehicle Access			
Access Pathway (from storage compound to collection point). *Access pathway should be:*			
Level (gradient not more than 1:12)			
At least 2m wide			
Free from kerbs and steps			
Have solid foundation and smooth continuous impervious surface			
Within 10m from the point where collection vehicle stops			
Access Roads. *Access road should*			
Have suitable foundation and surface to withstand maximum weight of vehicle (up to 26t)			
Have heavy duty manhole covers, gully gratings where applicable.			
Be minimum of 6m wide			
Be such that collection vehicle can drive into development (where three or more bins are to be emptied or where bin store is more than 10m from public highway).			
Allow collection vehicle to continue in a forward direction.			
Allow for adequate space for turning in a Hammerhead T-form. Provide swept path analysis. For tracking purpose, the vehicle dimensions are: 10.4m long, 4m wide and 2.5m height.			
Where vehicle is to reverse into the development, vehicle must reverse conveniently not more than 15m into the development to the collection point. In such case, the reversing vehicle should not encroach on the footpath or reverse into a development from a busy road.			
General remark			