

Advice for Developers from the Environment Dept.

Purpose: To advise and assist developers in making sure new developments are fit for Waste and Recycling collections.

The following advice and information should be used to inform the provisions made by developers and ensure Mole Valley District Council (MVDC) is able to provide prospective residents with statutory waste collection services.

All planning applications are processed by the Planning Development Control Team. Consultations are made with Environmental Services, in order for us to check whether sufficient allowances have been made in order for us to provide refuse and recycling collections.

This document can be used at the pre-application and application stage, and also for when developments are near completion and bin delivery/collections are required.

1. Property/dwelling types

a. Houses – detached, semi-detached, terraced houses and bungalows

Developments containing either or both detached and semi detached dwellings will traditionally all be provided with their own bins, which they are required to present at the kerbside (edge of property line) each collection day.

The same applies to terraced housing. However, MVDC has some existing areas of terraced housing whereby the edge of the property line is NOT at the kerbside. In these situations, residents often use a sack collection method so that collection operatives are not required to walk wheeled bins over large distances to the dust cart, which would be in divergence to Health and Safety policy¹.

In order for plans for houses either on new estates or on existing streets to be approved, the building should ideally allow for front-to-rear access for wheeled bins i.e. residents should be able to put their bins out at kerbside for collection, but also be able to store these bins at the rear of their property when not 'in use'.

b. Flats (built from scratch or in redeveloped buildings)

It will be expected that Developers ensure that there is adequate space for storage or rubbish. Most often, a bin store/s will be required.

Said bin store/s need to be accessible to our crews. Communal bins should not have to be pulled any further than 10m to get them emptied, and the surface they are dragged on needs to be hard-standing (i.e. not gravel or grass/soil). The surface should also be level ground, which may require dropped kerbs.

Ideally, bin stores should be located as close to the entrance of the site as possible, and as close to the access roads as possible. If the waste operatives are required to enter the site, then sufficient turning space should be provided (vehicle dimensions are covered later in the document). You should not provide car parking spaces in front of bin stores as this could hinder access for the waste operatives.

¹ Waste operatives should not be wheeling bins over distances greater than 10m.

In converted buildings, such as above High Street stores where a smaller number of dwellings are built, it will be more common for the flats to use wheeled bins at the rear of the property. Whether these bins can then be presented at the front of the property or whether a sack collection method will need to be adopted depends on a number of factors. Information on this can be sought at planning stage².

2. Road surface

For houses/flats built on new estates, where access roads are constructed along with the dwellings, it is important the road surface is adequate to sustain the weight of 26 tonne refuse/recycling vehicles entering the site on a weekly basis.

Tarmac is the preferable material, with solid block paving an adequate alternative³.

Gravel is particularly unsuitable road surface for such developments.

Ironworks i.e. drainage grates and manhole covers must also be of sufficient strength.

3. Vehicle sizes

MVDC's current waste contractor operates with a fleet of seven 26 tonne split-bodied vehicles, known as '70/30 split TwinPack'. The specification of these vehicles can be found at <http://manvik.com/docs/twin-pack/High-Capacity-Wide-Track-73-30-Split.pdf>

From these specifications, developers are able to calculate the necessary allowances for turning circles within new, larger developments where the vehicles are required to enter the site.

Allowances in road width and space need to be made so that the vehicle enters the site in forward gear and is able to turn around within the development and exit in forward gear also. This is of particular importance when said development is situated off a busy road, so that drivers are able to re-join traffic in a safe manner.

Consideration should be made on how residential parking may affect vehicular access to new developments. It is usually necessary for road width to be sufficient to allow for service vehicles to pass parked cars with room to spare.

Site plans may not be acceptable to Environmental Services if section 2 and 3 requirements are not met. Most plans should include particular reference to how service vehicles are intended to access the site.

4. Bin requirements/dimensions

MVDC will allow every household of up to 4 occupants 240 litres of bin space for refuse (residual waste), and as much space as is necessary for their recycling needs.

As standard, for houses managing their own wheeled bins, MVDC will provide:

- 1 x 240 litre bin (**black**) for refuse
- 1 x 240 litre bin (**green**) for recycling
- 1 x 23 litre outdoor caddy for food waste

For developments containing flats, the standard will be for large 'communal' bins to be provided, which will be stored inside a bespoke bin store. It is important that consideration is made with

² It is important that developers consider storage for waste at an early stage in the development. MVDC largely employ a fortnightly collection service for waste and recycling, so it is preferable for occupants of flats in built-up areas to be able to store their waste outside of the property.

³ Block paving will need to be durable. On private estates where the road is unadopted, the waste contractor will not be liable if paving stones loosen over time and under the weight of regular visits from our collection fleet.

regard the dimensions of the bin store/s as it will need to house the requisite number of bins, with room to spare for manoeuvrability.

The doors of the bin store should be able to be secured open, and the doors should be wide enough for operatives to manoeuvre the bins with ease. Catches and bolts on the doors should be flush.

We also offer weekly food waste collections to residents sharing communal bin stores. Instead of individual 'outdoor caddies' being provided, MVDC will provide a 140 litre red lid wheeled bin to be used by all. This will be lined with a corn starch liner, which is then replaced each week after emptying.

If individual outdoor caddies represents a more suitable collection option (say for small blocks of flats), then this can be arranged by request.

Bin stores should be for the storage of waste and recycling only, they should not have other uses.

MV DC can accept the following sizes of communal bins:

- (i) 660 litres
- (ii) 1100 litres
- (iii) 1280 litres

The dimensions are as follows:

Capacity / Dimensions	Width / mm	Height / mm	Depth /mm
660 Litre	1265	1320	740
1100 Litre	1270	1380	1000
1280 Litre	1280	1445	1000

With flats the same principle applies as for houses – each dwelling is allowed up to 240 litres of bin space for each their refuse and their recycling. Developers can work out from this how many communal bins are required at their development.

Example: A development of 5 flats will be worked out as follows.

5 x 240 = 1200, so development requires a 1280 litre bin for refuse and one for recycling⁴

Before a new development is given planning permission, it is necessary that they will have provided space to house the requisite number of bins – i.e. a bin store will have been built.

For smaller new developments, i.e. of only 1 or 2 flats it would be more suitable for occupants to use a standard black and green 240 litre bin for each as there is no need for larger communal bins. It is at the developer's discretion whether a bin store would need to be built to house these.

5. Collection details

MVDC operates a fortnightly collection service for refuse and recycling, and a weekly food waste collection service. This means that the refuse and recycling are on a fortnightly cycle, where one week the black bins are collected, and the following week the green bins are

⁴ You should try to achieve the requisite bin space using similar types of bin, i.e., do not mix 1280 litre bins with 240 litre

collected. Then, using our 70/30 split vehicles the food waste can be collected each week using the smaller compartment (30%) of the truck at the same time as the refuse/recycling.

Developers can find out the collection day for a new build by using the 'Mole Valley and Me' section on the front page of our website, www.molevalley.gov.uk and entering the relevant postcode. For developments which have a new postcode, it may be necessary to call the Council for this information on 01306 885001.

For houses, residents will be required to present their bins at the edge of their property by 6.30am on the morning of collection. In practice, residents put their bins out the night before collection where possible.

In developments with bin stores, it is simply necessary for the stores to be accessible and unlocked on the day of collection. The waste contractor will not carry keys for bin stores with locks, so the onus will be on the residents/caretaker to ensure access is available.

6. Ordering bins

When developments of any type are within **8 weeks** of completion and occupation, developers should contact MVDC to order the necessary bins. Using these guidelines, developers should know the number of bins required at their new development. However, MVDC can carry out a site visit and offer advice if necessary.

MVDC operatives will not generally deliver bins to active building sites, so it usually necessary for the delivery to be made to the entrance of the site, and the developer can distribute the bins from there. MVDC will try to deliver all the required bins at the same time.

Requests for bins can be made either by emailing recycling@molevalley.gov.uk or by calling 01306 885001.

7. Timings

It is important that developers contact MVDC well ahead of residents moving in⁵. There have been instances where residents begin moving into a new development whilst it is still a building site, with works vehicles moving around the place, and where MVDC have not been contacted about completion and necessary collections. This has Health and Safety implications for our collection operatives and can prove inconvenient for new occupants. Our waste contractor will not attend a site that is still undergoing works, or before a Health and Safety assessment has been made⁶.

For all new developments that are built from scratch on new estates, the waste contractor will wish to carry out a Health and Safety inspection to ensure that all requirements have been met. On such an inspection they will be assessing whether their vehicle/s can safely access the site and the bins, whether the road surface is adequate and whether the road width is sufficient for their vehicles to turn.

Once the assessment has been made, the contractor will update the crews and collections can commence. But, in theory, these factors should have been addressed at the planning stages.

⁵ It may be optimal for developers to combine request for bins with notification of completion and request for site inspection (8 weeks before completion)

⁶ If dwellings are occupied whilst a development is still unfinished, it may be necessary for residents (with the help of site managers) to present bins at the entrance of the site for collection.