



London Borough of Richmond upon Thames

Local Plan

# SUPPLEMENTARY PLANNING DOCUMENT

## **REFUSE AND RECYCLING: STORAGE AND ACCESS REQUIREMENTS FOR NEW DEVELOPMENTS**

**December 2022**

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# 1. Introduction

## 1.1 Aims of this document

- 1.1.1 This document provides detailed guidance on the London Borough of Richmond-upon-Thames' (LBRuT) requirements for the storage and collection of solid waste, which consists of organic, recyclable, and residual waste. This guidance is targeted at all new developments whether they generate household, commercial or industrial waste or a combination of these, although the principles should also be adopted by existing developments where practicable.
- 1.1.2 The guidance is designed to ensure that all developments granted planning permission within the borough:
- i) have adequate space provision for the separate storage of solid waste streams;
  - ii) have adequate means of access to that storage space for both occupants and collectors;
  - iii) are designed to minimise any adverse impact on the street scene associated with waste storage, collection, and potential litter impacts;
  - iv) in so far as is practicable, and by providing enhanced storage and access requirements, enable occupants to reduce the quantity of waste requiring collection and to re-use and/or recycle more of the waste they produce; and
  - v) have facilities for waste storage and collection that are adequate in all other respects.
- 1.1.3 This document adds further guidance to the Council's Local Plan 2018. Compliance with this document is a material consideration in determining whether planning permission should be granted. Planning permission will not normally be granted for developments which do not comply with this guidance unless there are exceptional circumstances. It is important that this guidance is considered at the outset of the development design process.

## 1.2 Pre-application advice from the Council

- 1.2.1 If planning permission is required for a particular development, applicants should use the LBRuT [Local Validation Checklist](#) to provide them with a list of information that is required to accompany a planning application so that it can be validated by the Council. An applicant may find that by following this checklist, pre-application advice is not required.
- 1.2.2 However, the level of information for each planning application can differ and this may not always be apparent when using the Local Validation Checklist. The Council can therefore provide advice to individuals and businesses who are considering applying for planning permission. Further [advice on the planning application process](#) is available on the Council's website and includes the types of advice available, the reasons why formal pre-application advice is useful and what pre-application advice from the

Council entails. Links to other organisations providing information on the planning process are also available.

## 2. Background

### 2.1 Building Regulations

2.1.1 The Building Regulations 2010 require that adequate provision is made for the [storage of solid waste](#) (see p.53), along with adequate access for occupants and collectors.

2.1.2 [British Standard BS5906:2005](#) entitled “Code of Practice on Waste Management in Buildings” provides a code of practice for methods of storage, collection, segregation for recycling and recovery, and on-site treatment of waste from buildings (excluding healthcare waste from hospitals and waste oils).

2.1.3 It is important to note that the storage space requirements for solid waste in this SPD go above & beyond BS5906:2005 (which details waste volumes rather than space for containers) as storage space for recycling and organic matter is not set out within the code of practice guidance. We therefore take the BS5906:2005 volumes, work out the space required to store that in solid waste containers and then add additional storage space for recycling boxes.

### 2.2 The London Plan

2.2.1 The London Plan (2021) provides a Spatial Development Strategy for Greater London and provides policy and guidance, including on waste and the circular economy. Policy SI 7 of the London Plan states that:

*A Resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:*

- 1) promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible*
- 2) encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products*
- 3) ensure that there is zero biodegradable or recyclable waste to landfill by 2026*
- 4) meet or exceed the municipal waste recycling target of 65 per cent by 2030*
- 5) meet or exceed the targets for each of the following waste and material streams: a) construction and demolition – 95 per cent reuse/recycling/recovery b) excavation – 95 per cent beneficial use*
- 6) design developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.*

*B Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted, to demonstrate:*

- 1) how all materials arising from demolition and remediation works will be re-used and/or recycled*
- 2) how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life*
- 3) opportunities for managing as much waste as possible on site*
- 4) adequate and easily accessible storage space and collection systems to support recycling and re-use*
- 5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy*
- 6) how performance will be monitored and reported.*

*C Development Plans that apply circular economy principles and set local lower thresholds for the application of Circular Economy Statements for development proposals are supported.*

## **2.3 The Richmond Local Plan**

2.3.1 Policy LP24 of the adopted London Borough of Richmond-upon-Thames Council's Local Plan provides the local policy basis for this SPD. The policy states that:

*The Council will ensure that waste is managed in accordance with the waste hierarchy, which is to reduce, reuse or recycle waste as close as possible to where it is produced. The Council will require the following:*

- 1) All developments, including conversions and changes of use are required to provide adequate refuse and recycling storage space and facilities, which allows for ease of collection and which residents and occupiers can easily access, in line with the guidance and advice set out in the Council's SPD on Refuse and Recycling Storage Requirements.*
- 2) All developments need to ensure that the management of waste, including the location and design of refuse and recycling facilities, is sensitively integrated within the overall design of the scheme, in accordance with policies on Local Character and Design.*
- 3) Development proposals, where appropriate, should make use of the rail and the waterway network for the transportation of construction, demolition and other waste. Development proposals in close proximity to the river should utilise the river for the transport of construction materials and waste where practicable.*
- 4) All major developments, and where appropriate developments that are likely to generate large amounts of waste, are required to produce site waste management plans to arrange for the efficient handling of construction, excavation and demolition waste and materials.*

*Proposals affecting existing waste management sites, as well as proposals for new or additional waste management facilities, will be assessed against the policies of the West London Waste Plan (2015).*

## 2.4 Richmond's Climate Emergency Strategy 2019-2024

2.4.1 The Council's [Climate Emergency Strategy 2019-2024](#) commits to reviewing our policies and contracts that deliver on our environmental objectives, including the separation and disposal of waste and reduction of single use plastics. The objectives that the Council seeks to meet include improved residential and commercial collections for both refuse and recycling, as well as providing opportunities for reuse and recycling of bulky waste and electronic items.

## 2.5 The Council's role and responsibilities

2.5.1 The Council is both a "Waste Collection Authority" and a "Principal Litter Authority" as defined in the Environmental Protection Act 1990. As such, it has duties to arrange the collection of household waste, commercial waste (where requested to do so), to keep highways clean and to keep other relevant land clear of litter and refuse. This gives it a particular interest in ensuring that developments have good arrangements for waste and recycling storage, as inadequate arrangements are associated with increased risk of litter and or fly-tipping nearby as well as with attracting vermin and associated risks to public health. As a collector of waste, the Council also has a particular interest in ensuring that waste for collection is suitably accessible.

2.5.2 The Council aims to provide high quality services for collecting and recycling waste, to help the local community reduce the quantity of waste requiring collection, to increase levels of re-use and recycling and to reduce the overall carbon impacts associated with its waste management. It also seeks to maintain high standards of cleanliness around the borough and to achieve these aims cost-effectively.

2.5.3 The Council operates weekly collections for most household waste streams and proposals for it to provide more frequent collections will not be supported.

2.5.4 Full details of [the Council's waste collection services](#) are available on our website. All scheduled collections usually take place between 6am and 7pm Monday to Friday (collection days subject to change during bank holiday weeks). This content may be subject to change.

2.5.5 As of 2022, weekly food waste collections are offered to all households receiving individual dustbin-based refuse collections, a service which is being extended to flats using communal wheeled bins where practicable. It is likely that new legal requirements will extend weekly food waste collections to all domestic developments over the coming years and all waste storage facilities in proposed developments producing household waste must provide suitable and sufficient space for separate containers for food waste in addition to containers for refuse and dry recycling to future-proof them against this likelihood. A similar requirement applies to commercial developments where they are likely to generate significant quantities of food waste.

2.5.6 The Council currently provides all recycling containers for household waste free-of-charge but developers, owners and/or occupiers are responsible for

hiring or purchasing suitable refuse containers. Commercial and industrial waste producers are responsible for all waste/recycling container provision.

2.5.7 To determine whether planning applications meet the requirements of this SPD, the following information should be specified:

- i) The total number of properties; and for residential developments, the number of bedrooms;
- ii) The size and location of waste and recycling storage facilities (including plan drawings);
- iii) The number and type of bins proposed to be stored within each waste storage area (ideally illustrated in plan drawings);
- iv) The number and types of properties that will use each bin storage area (if more than one is proposed); for residential developments, a breakdown by number of bedrooms; and
- v) The floor area and usage class of any commercial units within the development.

2.5.8 The storage capacity requirements specified in this document are intended to be sufficient for occupied developments to cope in peak periods and following the Christmas and New Year bank holidays.

## 3. General principles

### 3.1 Requirements for each development

3.1.1 All developments from an early stage must plan for and then provide suitable and sufficient space for the storage of the solid waste containers required to contain the likely volumes arising between collections, in line with requirements set out in BS5906:2005 Waste Management in Buildings – Code of Practice. The space must be sufficient to enable collectors to access each stream of waste freely without first moving other waste or containers. Occupants must also be able to freely access all containers at all times in the absence of internal management arrangements to rotate full and empty containers in perpetuity as required.

3.1.2 There must be sufficient space to store the total weekly volume of solid waste likely to arise between collections, including suitable storage space to enable residents to recycle. Table 1 below sets out the total solid waste container storage space required for each dwelling and therefore in each development, but in practice, the ratio of refuse and recycling containers can be determined according to the needs of occupants.

3.1.3 It is not acceptable to **store** waste on the public highway at any time. Waste should be directly collected from within the front curtilage of developments where practicable as waste awaiting collection on-street is unsightly and can result in obstructions and/or street litter. Where this is not practicable, for example where flats are located above shops, it is only acceptable to **present** waste onto the public highway for collection in line with guidance provided below and on the Council's [dedicated webpage](#).



Developments must provide suitable internal storage for solid waste between collections in accordance with paragraph 4.2.8 and should only present solid waste onto the public highway;

- i) where the property has no suitable space for a collection point within arms-length of the entrance to the front garden, driveway, or equivalent external space;
- ii) where the main entrance opens directly onto the highway and where waste can be presented immediately adjacent to the main entrance to the premise;
- iii) where pre-existing neighbouring premises of similar usage have to present waste for collection onto the public highway
- iv) where there are no more than four households sharing this entrance;
- v) in tied waste sacks conforming to BS13592:2017, dustbins conforming to BS 792 and BS 4998, wheelie bins of up to 240 litres and/or rigid recycling containers supplied by the Council;
- vi) if no highway obstruction is caused; and
- vii) between 8pm on the day before collection and 6.00am on collection day (or other times as requested by the Council to help keep pavements clear).

3.1.4 Where waste is stored externally in sacks, the space must be fully enclosed to prevent the escape of litter and access for scavenging animals. Where such space is internal and/or walk-in, it must also be suitably ventilated to avoid offensive odours. Where waste is stored in bins, it is desirable for these to be housed in a roofed enclosure where practicable. Where communal bins are stored externally and/or are presented to a more accessible external point prior to collection, they must have hinged lids.

3.1.5 Occupants of developments should not have to walk more than 30 metres (excluding any vertical distance in lifts) from their front doors to the nearest refuse and recycling containers to deposit waste.

3.1.6 Refuse and recycling facilities should be provided in the same location where practicable. If and where it is necessary to provide them in different locations, recycling facilities must be at least as convenient for occupants to use as those for refuse.

## **3.2 Waste storage general principles**

3.2.1 Facilities for storing commercial waste should be sized to accommodate the likely weekly volume arisings where practicable; however, smaller facilities may be acceptable (alongside robust justification) if a legal agreement is present that requires the developer to fund more frequent collections than weekly in perpetuity. It should be noted that reliance on high collection frequencies is discouraged due to significant adverse implications for local air quality, traffic congestion and carbon emissions.



- 3.2.2 In mixed developments, household and commercial solid waste must be stored and kept separate at all times. Commercial premises should not have access to residential waste facilities or vice versa and commercial waste must be adequately prevented from entering the residential waste stream.
- 3.2.3 Where developments include both new and pre-existing elements, the waste storage and collection arrangements must be integrated where appropriate. Waste storage and collection requirements for any new units should not be considered in isolation of the pre-existing ones and waste capacity calculations should be in accordance with the total number of properties on site following completion.
- 3.2.4 All premises are responsible for providing suitable residual waste containers (e.g. communal wheeled bins, dustbins and/or sacks) as appropriate; however, the Council currently provides household recycling containers free of charge with the exception of containers for garden waste.
- 3.2.5 Bin store doors must not open outwards over a public highway or road. Double doors are preferred to improve accessibility and doors must be constructed of a durable material and/or be fitted with rubbing strakes to resist damage if knocked.
- 3.2.6 Waste storage presents a significant fire risk and all waste storage facilities must be designed to mitigate any such risks. Bin stores should normally be constructed from non-flammable materials and be designed to contain any fire, especially if the bin store is in close proximity to other buildings. British Standard BS9999:2017 is a 'Code of practice for fire safety in the design, management, and use of buildings' (excluding individual dwelling-houses) and provides further guidance in this area. It recommends that wheeled bins are six metres or more from a building unless the bins are in a purpose-built brick bin store which has a roof and fire doors.

## **4. Calculating storage space requirements**

### **4.1 All developments**

- 4.1.1 All waste storage facilities in developments must be designed to accommodate the likely volumes of waste arising between collections, including adequate space for the separate storage of waste for recycling.
- 4.1.2 As of 2022, all scheduled solid waste collections provided by the Council are weekly apart from garden waste collections which are fortnightly. To assess storage space requirements, all commercial solid waste collections are assumed to be weekly in the absence of any binding commitment to maintaining more frequent collections in perpetuity.
- 4.1.3 Calculations for the likely total solid waste volume arisings of new development are shown in Table 1 which is based on the information provided within BS5906:2005 (Waste Management in Buildings – Code of

Practice) where practicable, with additional space provided to allow residents to recycle.

4.1.4 The dimensions of commonly used waste containers, including all containers used in conjunction with the Council's waste collection services, are detailed within Table 2 in Section 8 below.

4.1.5 Whilst outside the planning process, in addition to the waste and recycling container requirements detailed below, kitchen design should cater for at least three streams of waste namely (i) mixed containers; (ii) paper/card; and (iii) residual refuse. This storage space should typically be provided under the counter and should provide at least 30 litres capacity for each of these three waste streams. Occupants should also have suitable space to store a five-litre food waste caddy on the kitchen counter.

4.1.6 The Council also encourages domestic developments with private gardens to have home compost heaps designed in where practicable.

## **4.2 Residential developments: Traditional housing and developments of up to two flats**

4.2.1 Developments of traditional housing and blocks of up to two flats receive individual waste collection services and require suitable and sufficient storage space for the organic, recyclable, and residual waste that will be generated when the development is occupied. The following number of containers for each household should be provided:

- i) 90 litre dustbins conforming to BS792 or BS4998 providing at least 30 litres of residual refuse waste capacity per household plus 70 litres of capacity per bedroom;
- ii) 1 x 55 litre open box for mixed paper;
- iii) 1 x 55 litre open box for mixed containers; and
- iv) 1 x 23 litre container with hinged lid for food waste.

4.2.2 Suitable storage space for the container capacities provided above will enable the maximum likely weekly waste arisings for households to be stored as either organic, recyclable, or residual waste, as set out in Table 1 below.

4.2.3 Additionally, residential developments with private gardens should have suitable and sufficient space for a 240-litre wheeled bin for garden waste allocated to enable the occupants to subscribe to the Council's fortnightly garden waste service. The dimensions of these containers are also provided within Section 8 below.

4.2.4 Table 1 details the total storage space for solid waste likely to be generated by each dwelling, although note that these figures are not prescriptive, and occupants may choose to recycle more.

**Table 1: Calculating space requirements for waste containers for each dwelling and residential development**

Number of bedrooms	Required refuse storage capacity (litres)	Number of 90 litre dustbins	Number of 55 litre recycling boxes	Number of 23 litre food waste containers	Number of 240 litre bins for garden waste (residential units with gardens only)
1*	100	2	2	1	1
2	170	2	2	1	1
3	240	3	2	1	1
4	310	4	2	1	1
5	380	5	2	1	1

\*Incl. studio flats

4.2.5 Household solid waste may be stored elsewhere within the premises but must be presented for collection just inside the front property boundary, close to the entrance and be visible from the street. The only exceptions to this requirement are where all the criteria for presenting waste on-street detailed within paragraph 3.1.3 above are met and where an [assisted collection service](#) is provided (e.g. on behalf of those residents who may have difficulty presenting their household waste and recycling for collection).

4.2.6 National policy requires waste storage facilities to be integrated into the design of all developments. The council expects to see waste storage areas, in front gardens especially, to be enclosed as this can reduce any adverse visual impact and help to prevent the escape of litter. The Council recognises however that waste stores are not always practicable, especially in smaller developments.

4.2.7 Where waste cupboards are proposed, they should ensure that sacks and bins stored in them are not visible from the streetscape in order to reduce any adverse visual impact, help to prevent the escape of litter and deter non-residents from using these bins. However, where the cupboard is located at the front boundary collection point, the cupboard itself should be visible from the street. Cupboards should also:

- i) be incorporated into the wider design palette of the development as much as possible;
- ii) enable residents to operate them easily and safely;
- iii) use the associated bin storage measurements (in line with BS5906:2005) to accommodate container space for residual waste, recycling and food waste streams;
- iv) provide space for garden waste for those developments with private gardens, as set out in paragraph 4.2.3.

- 4.2.8 Where external dustbin-based refuse storage is not practicable, waste and recycling storage must be in suitably ventilated (via an external wall and/or a powered fan for example) and vermin-proof internal cupboards sized to accommodate the volume of refuse and recycling outlined in Table 1 above and with separate cupboards for each residential unit provided within the building. Additionally, refuse storage must be sack-based.
- 4.2.9 Any shelving space for waste storage within external (e.g. front garden) bin cupboards installed to reduce overall ground footprint must be below shoulder height to minimise manual handling risks for occupants and collection crews.
- 4.2.10 Collection crews must be able to access all collection points freely – they will not collect waste or recycling from behind locked gates or doors except where waste is stored in communal wheeled bins.

### 4.3 Domestic premises with between three and four flats

- 4.3.1 Where practicable, developments of domestic developments with between three and four flats should have waste storage facilities designed to accommodate communally located shared wheeled bins in line with the requirements for premises with five or more flats detailed below in section 4.4.
- 4.3.2 This approach consolidates the required capacity in to fewer, larger bins, thus reducing space requirements. However, where that isn't practicable, these developments can have waste storage facilities designed in accordance with the requirements for developments of traditional housing and up to two flats detailed in section 4.2.

### 4.4 Residential developments: Blocks of five or more flats

- 4.4.1 Developments of domestic premises with five or more flats are required to allocate space for non-bulky household refuse and recyclables to be stored in communal wheeled containers. These developments require suitable and sufficient space for the following container sizes and capacities for each household/flat:
- i) **Refuse:** Wheeled bins of between 660-1100 litres (l) providing at least 30 litres per household plus 70 litres per bedroom e.g. total weekly refuse (l) = 30l per household + 70l per bedroom;
  - ii) **Paper/card recycling:** Wheeled bins of between 240-1100 litres providing at least 55 litres per household;
  - iii) **Mixed container recycling:** Wheeled bins of between 240-1100 litres providing at least 55 litres per household; and
  - iv) **Food waste recycling:** Wheeled bins of 140 or 240 litres providing at least 23 litres per household. Where containers are stored open to the elements, space for a metal housing unit(s) to store food waste must be provided.

- 4.4.2 In each instance the number of bins required = the total refuse or recycling (l) / the capacity of the bin (l). Where this does not result in a whole number of bins, the number of bins required should always be rounded up.
- 4.4.3 Recycling containers are currently available free-of-charge from the Council in the following sizes:
- i) **Paper/card recycling:** 240, 360 and 1100 litres;
  - ii) **Mixed container recycling:** 240, 360 and 1100 litres; and
  - iii) **Food waste recycling:** 140 and 240 litres.
- 4.4.4 Capacity for each stream should be provided in the largest practicable container sizes detailed at paragraphs 4.4.1 and 4.4.3 above.
- 4.4.5 The number of flats using a bin store will determine the most appropriate container sizes for that store. To calculate the capacity of residual waste for a flat or development, the following formula can be used:
- Total weekly residual waste = (30l x number of properties) + (70l x number of bedrooms). For example, a two-bedroom flat would require 170l of capacity for residual waste.
- 4.4.6 Where practicable, all recycling containers should be sited next to each other, and recycling containers should be co-located with refuse bins for the convenience of occupants.
- 4.4.7 Any space for bins must allow at least 150mm clearance between each individual bins, and then 150mm again between the bins and the walls etc. Ceiling height clearance must allow for the full lifting of any hinged lidded bins intended to be accommodated in enclosed bin rooms.
- 4.4.8 Space for bins must enable (a) occupants to freely access the longer (front) side of all bins to lift the lids and access the letter-box style apertures on recycling bins (unless suitable internal management arrangements are in place to rotate full and empty bins as required in perpetuity); and (b) collectors to service bins for each stream of waste/recycling without first moving other bins unless suitable management arrangements are proposed in perpetuity to rotate full and empty bins as required and/or present bins to a suitably accessible point in advance of collection (see Section 7).
- 4.4.9 Residential developments with 10 or more units must also include suitable allocated space for bulky items of waste awaiting collection. These items are only collected upon request and at a charge (discounts and exemptions apply). Where practicable, this space should be covered to protect items from the weather thereby maximising their potential for reuse. In developments where there will be a caretaker/concierge presence on site,

this space should be managed to control/prevent the abandonment of bulky items for which a collection has not been booked. The equivalent of 7.5m<sup>2</sup> space for bulky waste must be provided for every 50 residential units.

4.4.10 For developments within areas that experience high levels of traffic, suitable space should be considered off the public highway (such as a loading bay or estate road) for the collection vehicle to safely wait so that operatives can load waste and recycling onto the vehicle without causing further delays and disruption to local traffic.

4.4.11 It is also desirable for larger developments of blocks containing six or more flats to incorporate space for the provision of communal recycling banks for other materials e.g. textiles, batteries and/or small electricals.

4.4.12 Where communal containers are located in an enclosed and walk-in store, the store must have:

- i) electric lighting controlled by a local switch or motion sensor;
- ii) a local water tap and flooring designed for ease of wash down and drainage;
- iii) a minimum headroom of 2.2m;
- iv) rubbing strakes as required to prevent risk of damage to walls and/or doors when manoeuvring bins, as well as adequate protection for any other wall mounted utilities (e.g. gas meters); and
- v) suitable ventilation.

## **4.5 Composite hereditaments (live/work units)**

4.5.1 Composite hereditaments (or live/work units) produce both household and commercial waste which must be kept separate for the household waste element to be collected free-of-charge by the Council.

4.5.2 If and where composite hereditaments only have a single waste storage facility, any waste collected by the Council would be treated as commercial waste and charges would therefore apply.

# **5 Non-domestic premises generating household waste**

## **5.1 General requirements**

5.5.1 Non-domestic premises that generate household waste are detailed in Schedule 1 of the Controlled Waste (England and Wales) Regulations 2012. These include educational establishments, places of worship, penal institutions, residential hostels, and premises used wholly or mainly for public meetings.

5.5.2 The Council provides a range of [waste collection services to these premises](#), details of which are available on our website. All collections are weekly, and the range of recycling services provided mirrors those for domestic premises.

5.5.3 Waste storage and collection requirements for these premises are similar to those that apply to domestic developments. Developments must have waste storage facilities in line with the requirements for flatted domestic developments of 5 or more units as outlined at Section 4.4 above.

## **5.2 Requirements for specific establishments**

5.2.1 For educational establishments, the likely maximum volume of waste requiring storage can be estimated at 12.7 litres per pupil per week. Space for bins should be adequate to store all this waste as refuse, with additional space to store at least one stream of it separately for recycling. (In practice many of the bins are likely to be for separate recycling streams, but this is the approach to take for calculating the total space requirement for bins.)

5.2.2 Waste storage capacity for residential hostels should be based on the requirements for domestic premises generating household waste, with double occupancy rooms treated as equivalent to a single bedroom flat and any rooms limited to single occupancy treated as equivalent to half a single bedroom flat.

5.2.3 For places of worship and public meeting halls, proposed space for waste storage must be based on reasonable assumptions and be in proportion to the size/maximum capacity of the facility.

## **6 Premises generating commercial and/or industrial waste**

### **6.1 General principles**

6.1.1 Similar principles apply to the requirements for household, commercial and industrial waste storage and collection. However, the types and quantities of commercial/industrial wastes likely to be generated must be assessed in line with BS5906:2005 and the proposed collection frequency must be known before the space requirements for commercial waste storage can be determined. Collections are assumed to be weekly in the absence of any binding commitment to having more frequent collections in perpetuity. Full details of the Council's [commercial waste collection services](#) are available on our website.

6.1.2 All developments producing commercial or industrial waste must provide adequate space to store the total weekly volume of solid waste likely to arise between collections, including suitable space to enable occupants to recycle.

6.1.3 Space for recycling should be suitable and adequate for the separate storage of a) paper/card; b) packaging containers (cans, glass bottles and jars, plastic bottles, pots, tubs and trays); and c) food waste for recycling. The London Plan and the London Environment Strategy both have targets of 75% commercial waste recycling by 2030, which developers are required to address in their Operational Waste Management Plans as part of their Circular Economy Statement for referable applications.



- 6.1.4 Consideration must also be given to any need for additional space for the separate storage of hazardous wastes (e.g. electricals, batteries, hazardous healthcare waste etc.), for which there is a legal requirement for separate storage and bulky waste items.
- 6.1.5 Commercial waste volumes can vary greatly between different types of business and even between similar businesses. However, standard figures for the likely solid waste arisings from different types of commercial usages are available in Table 1 of BS5906:2005 and elsewhere. Estimates for commercial waste volume arisings should be based on BS5906:2005 where possible or alternatively other reliable published sources.
- 6.1.6 It is the Council's preference for commercial premises to be designed to cope with weekly waste collections. Where the provision of adequate space to cope with weekly refuse and recycling collections is not practicable; however, this can potentially be addressed via a commitment to having more frequent collections in perpetuity. However, this solution is discouraged due to the associated adverse impacts on local traffic congestion, air quality and carbon emissions.
- 6.1.7 Waste storage facilities in developments that will produce both commercial and household waste must be designed to keep these in separate areas at all times and should have separate access to each area. Commercial waste producers should not be able to gain access to household waste storage areas within the development or vice versa.
- 6.1.8 The Council offers various commercial waste recycling services, with information available on the [Council's website](#). There are many other licensed waste carriers offering commercial waste collections in the borough and commercial waste producers are free to choose their preferred service provider(s). It is the Council's preference that wheeled bins are used, but sack-based collection options are also available where the use of wheeled bins is not possible.
- 6.1.9 There are many other licensed waste carriers offering commercial waste collections in the borough and commercial waste producers are free to choose their preferred service provider(s).
- 6.1.10 [Commercial waste producers](#) have a legal "[Duty of Care](#)" over their commercial waste to make sure it is safe, dealt with responsibly and only given to businesses authorised to take it. They must also manage their waste in accordance with the [waste hierarchy](#) unless not doing so produces better environmental outcomes.

## **7 Access to bin areas and waste collection points**

### **7.1 Access for occupants**

- 7.1.1 BS8300:2009 is aimed at making new and existing buildings more accessible for not just disabled users of a building, but also for others with access needs such as the elderly and people with children. Storage in the home and at waste collection points should meet this standard.
- 7.1.2 Occupants should not have to walk more than 30m from their front doors to deposit waste (excluding vertical distance travelled in lifts).
- 7.1.3 Occupants must be able to access the front of all bins at all times in order to lift hinged lids and/or access letter-box style loading apertures on recycling bins unless suitable internal management arrangements are proposed to rotate full and empty bins as required in perpetuity. If this is the case, only a single container for each stream of waste needs to be accessible for loading at any time.
- 7.1.4 Walk-in bin stores must accommodate turning circles to enable wheelchair access for disabled users.
- 7.1.5 Adequate lighting should be provided to ensure safe use of the bin store at all times and reduce the possibility of antisocial behaviour.

### **7.2 Access for waste collectors**

- 7.2.1 Access for household waste collection must be available from 6.00am to 7.00pm Monday to Saturday, although arrangements can be made for commercial waste to be collected outside of these times, notwithstanding the requirements set out in Policy LP 8 of the Council's Local Plan, that all development should not result in impacts (e.g. noise) that are detrimental to the reasonable enjoyment of occupants of new, existing, adjoining and neighbouring properties.
- 7.2.2 Collectors must be able to gain access freely or by using an FB1, FB2, FB3 or FB4 standard pattern keys – they will not carry or use unique keys, codes, fobs or swipe cards.
- 7.2.3 Any gates or pinch points or gates on the collection vehicle access route to waste collection points must provide a minimum clear width of at least 3.5m.
- 7.2.4 Where collection vehicles are required to turn into private roads within a development, they must have sufficient manoeuvring room to turn or to be provided with dedicated hammerheads. Roads must be constructed to cope with the weight of 26 tonne GVW collection vehicles. Parking may need to be effectively restricted on the adjacent public highway and/or within the development in order to achieve this. It is essential that the access route for collection vehicles is not obstructed on collection day.

7.2.5 The layout of bin stores must enable collectors to collect all waste streams without first having to move containers for other waste streams out of the way.

7.2.6 In line with BS5906:2005, collection vehicles must be able to wait legally within 15 metres of all individual dustbin/sack collection points and within 10 metres of all communal wheeled bin collection points.

7.2.7 For communal wheeled bins, the ground surface and bin push routes between storage locations, any interim collection points and where collection vehicles can wait must:

- i) be either level or fall away towards the collection vehicle waiting point at a gradient not steeper than 1:12;
- ii) have any significant kerbs on the bin push route dropped to enable the bins to be wheeled from pavement to road level safely;
- iii) have a smooth, hard surface (gravel, cobbled, bare earth surfaces and routes crossing speed bumps are not acceptable);
- iv) provide a minimum width of 2 metres where practicable and at least 150mm clearance either side of the bins as a minimum; and
- v) have rubbing strakes, door hooks and “bash plates” fitted as required to prevent damage to doors and walls etc. as a result of the normal servicing of bins.

7.2.8 Where practicable it should be possible to collect waste directly from storage areas so that there is no requirement for occupants or internal management arrangements to present it to a separate collection point in advance of collection.

7.2.9 Where separate collection points are necessary, internal management arrangements will be required in perpetuity to present any waste for collection to these points by 6.00am on collection day. Furthermore, additional space will be required in any bin stores for at least one container for each stream of refuse and recycling so that one container may remain in the store to enable occupants to continue to use their waste stores on collection day.

7.2.10 Where bins are required to be presented to a more accessible area in advance of collection, this area must be clearly indicated on drawings submitted for approval along with the proposed waiting position for collection vehicles. In addition, a written statement should be attached describing the proposed method for moving the containers, including parking and arrangements in the event of breakdown for any tractor units and/or trailers/towing tugs proposed to be used.

7.2.11 Bins supplied by the Council do not have towing hitches, so where towing is proposed, all wheeled bins must be purchased privately. A robust strategy for their ongoing maintenance should be in place as towing exerts additional strain on the

container bodies, wheels and castors and significant damage may render bins uncollectable.

7.2.12 Consideration must be given to any existing or planned traffic control measures and street furniture such as controlled parking zones, yellow lines, red routes, pedestrian crossings, bus lanes and railings so that collection vehicles and bin carry/push routes are not obstructed and waste collection times are not restricted.

7.2.13 A layby or safe loading location is essential where waste will be collected from developments on dual carriage ways or fast-moving main roads in order to protect the safety of staff working at the rear of the vehicle and prevent unreasonable disruption to traffic flows.

7.2.14 Reversing incidents account for a disproportionate number of accidents involving waste collection vehicles. As such, Rear Compaction Vehicles (RCVs) must always be able to enter and exit developments in forward gear. Any need for reversing by RCVs within developments should be avoided wherever possible. However, where necessary, collection vehicles can be required to reverse up to 12m to reach loading positions. Where RCVs are required to enter developments, swept path tracking diagrams should be provided to demonstrate compliance with this requirement.

7.2.15 Bin stores should be designed so that they do not provide unintentional access to any other parts of the building/development. Additionally, bin stores opening directly on to the highway should be lockable in order to prevent antisocial behaviour and/or theft of containers.

### **7.3 Dimensions of refuse and recycling collection rear compaction vehicles (RCVs)**

7.3.1 The collection vehicles used to provide the Council's waste collection services will not exceed the following:

- i) **Gross vehicle weight:** 26 tonnes
- ii) **Width:** 2.5m (overall length: 10.4m)
- iii) **Height:** 3.8m (min height required 4.5m)
- iv) **Turning Circle between kerbs:** 18.7m diameter
- v) **Turning Circle between walls:** 20m diameter
- vi) **Axle weights:** 9.5 tonnes

7.3.2 Note: any part of a building through which a waste collection vehicle passes must have a minimum clear height of 4.5m to allow for overhead fixtures and fittings.

7.3.2

## 8 Waste containers

### 8.1 Waste container measurements for each use

8.1.1 Waste storage facilities must be sized to accommodate the required numbers and types of waste containers as outlined in Section 4 above. Table 2 below gives the dimensions of commonly used containers, including those supplied by the Council.

**Table 2: Waste container measurements required for each development**

Container type	Typical usage	Volume (l)	Height (mm)	Width (mm)	Depth (mm)
Recycling boxes for (i) mixed paper and (ii) mixed containers)	Domestic houses (x2)	55	350	585	390
Food waste box (external)	Domestic houses (x1)	23	405 (handle down) 630 (handle up)	320	400
Standard dustbin (conforming to BS 792 or 4998)	Domestic house (number dependent on number of bedrooms- see Table 1)	90	700	640 (diameter incl. handles)	640 (diameter incl. handles)
Wheelie bin (2 wheels, plastic, conforming to British Standard BS EN 840: 1997)	Domestic flats and commercial	140	1,070	480	550
Wheelie bin (2 wheels, plastic, conforming to British Standard BS EN 840: 1997)	Domestic flats and commercial	240	1,070	585	740
Wheelie bin (2 wheels, plastic, conforming to British Standard BS EN 840: 1997)	Domestic flats and commercial	360	1,090	630	880
Housing for 240 litre wheelie bin for recycling food waste	Domestic flats	(to house 240 litre bin)	1340	675	822
Euro bin (4 wheels, metal body, conforming to British Standard BS EN 840: 1997)	Domestic flats and commercial	660	1,260	1,260	715
Chamberlain bin (conforming to British Standard BS EN 840: 1997)	Domestic flats with waste chutes and commercial	720	1,430	1,100	820
Chamberlain bin (conforming to British Standard BS EN 840: 1997)	Domestic flats with waste chutes and commercial	940	1,430	1,100	1,100
Euro bin (4 wheels, metal body, conforming to British Standard BS EN 840: 1997)	Domestic flats and commercial	1,100	1,370	1,260	985

3.3.1 It is the developer's responsibility to ensure that all facilities and containers required for waste collection and storage are in place prior to first occupation of the building, along with safe access routes for collectors. Installation of containers should be planned well in advance to allow for any lead times for delivery. A site

visit by a Council waste officer will also be required before the Council's collection services can commence.

- 3.3.2 Purchased waste containers of 660L or more for use in conjunction with the Council's collection services must be of metal construction with hinged lids conforming to BSEN 840-3:2020. In addition, containers for recycling must be clearly labelled using the nationally recognised icons developed by the Waste and Resources Action Programme (WRAP) to show the materials that can be deposited.

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