

BRACKNELL FOREST BOROUGH COUNCIL
ENVIRONMENT, CULTURE & COMMUNITIES DEPARTMENT
WASTE AND RECYCLING

Requirements for Refuse and Recycling provision at New Developments

Guidance Notes for Applicants and Agents

1. Waste Policy Regarding New Housing Developments

In order to meet the Government's statutory recycling and landfill targets set for Bracknell Forest Borough Council under the National Waste Strategy 2007, the following requirements relating to waste and recycling arrangements for all new housing developments apply with the emphasis on waste minimisation and recycling. These notes are for guidance only and each individual scheme will need to be submitted for approval by the Council.

2. Bracknell Forest Refuse and Recycling Service

Bracknell Forest Borough Council provides an alternate weekly collection of refuse, recycling and garden waste. One week recycling and garden waste is collected and on the alternate week refuse for landfill is collected.

3. Individual Properties

- Residents are provided with a 140 litre or 240 litre green wheeled bin for landfill waste.
- They are also provided a 240 litre blue bin for cans, plastic bottles, mixed paper and cardboard.
- A 240 litre brown bin can be purchased for garden waste or residents can purchase biodegradable sacks.

3.1 Bin Provision

All new individual properties will need to accommodate up to 3 x 240 litre wheeled bins.

3.2 Bin Storage and Presentation on Collection Day

Refuse and recycling bins should be stored in the rear gardens and brought to the kerbside at the front of the property on collection day via a garden gate.

- All properties including terraced houses must have access to the rear garden so they can store their bins.
- All properties must be able to present their bins at the kerbside of the nearest adopted highway.

NB. The distance that residents can take their bins for kerbside collection must not exceed 30m and the distance that waste collection crews can walk to collect bins for emptying must not exceed 25m.

3.3 Unadopted roads/drives

All residents must bring their bins to the kerbside of the nearest adopted highway for collection. Consideration needs to be given to the maximum distances bins can be moved by both residents and the collection crews. These are stated above.

NB: Residents need to be made fully aware when they purchase their property that they are expected to bring their bins to the kerbside of the nearest adopted highway for collection.

4. Access for Refuse and Recycling Collection Vehicles (RCVs)

It is essential that developers take RCV access into account when designing the roads serving the development, especially in terms of pinch points and turning circles. Minimum turning head dimensions for an RCV are available on request. (For vehicle dimensions see appendix ii).

5. Flats and Communal Properties

5.1 Bin Provision: Small developments (up to 10 dwellings)

- There must be provision made for shared 240 litre recycling wheeled bins to mixed recyclables within the communal bin area.
- For small developments of flats individual refuse bins for each property will be acceptable and these can be kept in bin storage areas. There must be provision for 1 refuse bin for each property.
- Refuse and recycling is collected fortnightly at small developments.

Large Developments (Over 10 dwellings)

- There must be provision made for 660 litre recycling wheeled bins to collect mixed recyclables within the communal bin area.
- For larger developments communal refuse and recycling bins are usually preferable. These are installed by the council. The maximum dimensions of each communal bin are shown at the end of this document.
- Space will be required for 3 glass containers in larger developments of flats, ie over 100 properties or if adding to an existing development where there is no existing recycling provision
- Refuse is collected weekly and recycling fortnightly at large developments.

5.2 Number of refuse/recycling bins required

Where communal bins are provided in flats, it is acceptable to calculate the amount of refuse generated through the following guidelines:

- Allow a minimum of 100 litres refuse per flat per week.
- 80 litres recycling per flat per fortnight.

NB: Important – The waste contractor requires 4 weeks' notice to provide new communal bins for completed properties.

5.3 Type of Communal Bin Storage Areas Recommended

Bin stores are not the responsibility of the Council but must comply with the following:

- Bin stores must be easily accessible from the public highway.

- The distance that residents must travel to use the store must not exceed 30 metres, excluding vertical distance (Building Regulations 1991 H4).
- The distance that refuse crews must travel to collect from the store must not exceed 25 metres, (Building Regulations 1991 H4).
- Access routes from bin stores to collection points must be a solid, smooth, level, non-slip surface.
- There must be no steps or kerbs between the bin store and the highway. It is not acceptable to require full bins to be manoeuvred over gravel or on any gradient.
- The width of the access route from the bin store to the adopted highway should comfortably accommodate the bins provided. The road surface should be of suitable quality for access by a refuse freighter.
- A bin store should provide a free space 30" x 32" x 48" high (760mm x 810mm x 1220mm) around the bins. This will allow easy movement. The space must not be obstructed.
- Entrance to the bin store must be wide enough to comfortably allow bins to be removed for emptying and replaced, and the bin area should be large enough to manoeuvre bins with free space around the bins – see appendix i) for bin dimensions.
- Doors/gates must be provided to prevent litter from escaping from the bin store area. They must NOT be fitted with self-closers and must be able to be secured in the open position.
- All communal bin areas must be provided with adequate lighting with secure cables.
- Bin storage areas for flats must have a lock with access for residents of flats only.

5.4 Mixed Commercial and Residential Use

NB. Mixed commercial and residential premises must have separate lockable bin stores.

6. Storage of Recyclables within new homes

Developers are asked to consider providing space in flats, usually the kitchen, for the internal storage of recyclables. This could be a bin which is separated into compartments or another means of separation.

7. Underground Recycling Facilities

The Waste Management Section of the Council will evaluate all large developments with a view to the developer providing either underground recycling bank facilities or a mini recycling site for glass and textiles. This will be dependent on the size of the development.

Appendix:

i) Bin Dimensions – including wheels/handles to allow for manoeuvring

Individual Bins	Dimensions	(mm)
240-litre standard bin	H	1075
	W	580
	D	715
360-litre - communal bin	H	1100
	W	600
	D	870
660-litre- communal bin	H	1300
	W	1370
	D	770
1000-litre – communal bin	H	1300
	W	1370
	D	1050

ii) RCV Dimensions:

Width: 2.5m
Length: 10m
Height: 3.5m
Weight: 26 tonnes

Further information can be obtained by contacting the Recycling Officer on 01344 352000.