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GUILD LIVING
OUTLINE SERVICING AND WASTE MANAGEMENT PLAN
EPSOM

DECEMBER 2019

the journey is the reward

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EPSOM

DECEMBER 2019

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Guild Living

Outline Servicing and Waste Management Plan

Epsom

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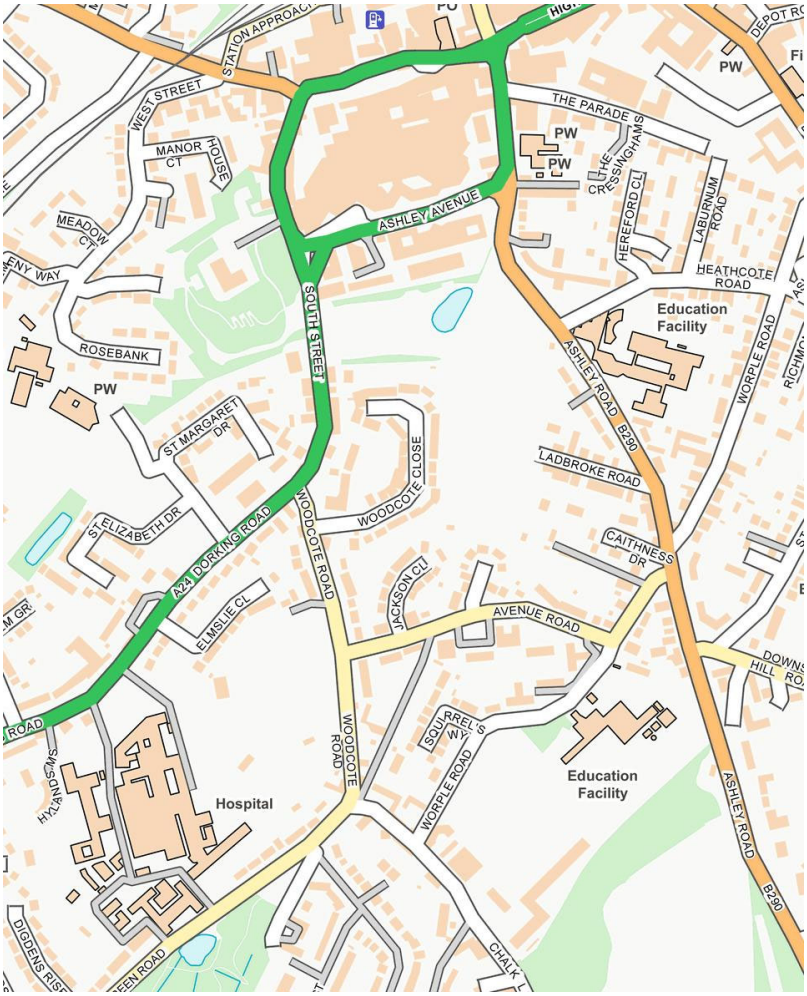
1 Introduction

1.1 Mayer Brown Limited (MBL) has been commissioned by Guild Living to provide an Outline Servicing and Waste Management Plan (OSWMP) for the re-development of part of the Epsom General Hospital Site. This will be used to inform a full Servicing and Waste Management Plan, which will be provided by the contractor and will be submitted to the council prior to the commencement of works on site.

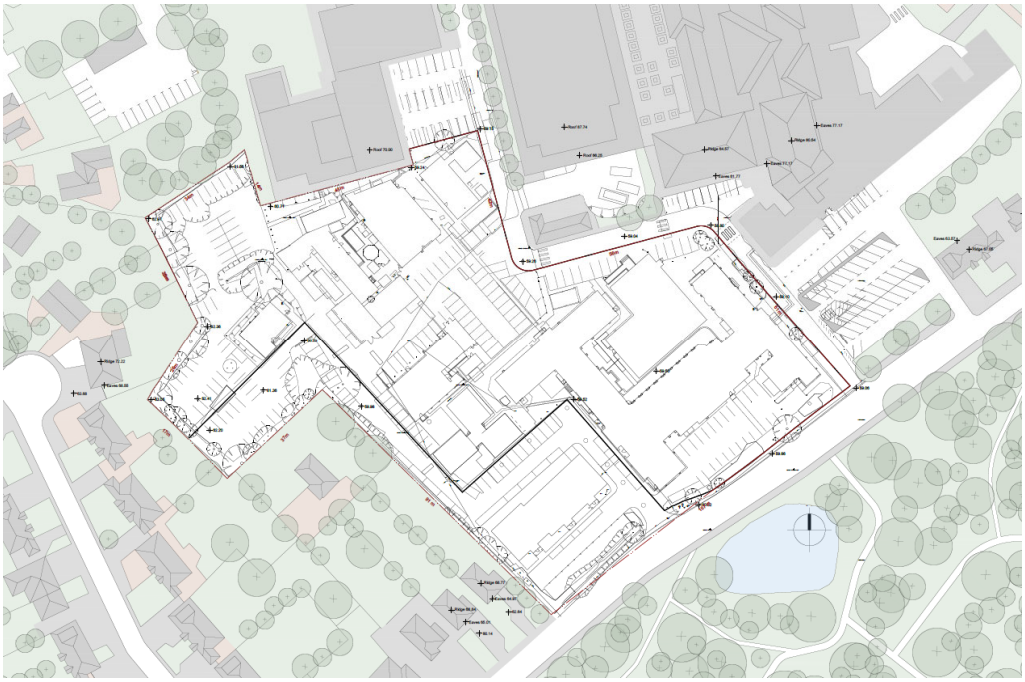
1.2 The Epsom General Hospital site is located within the Borough of Epsom & Ewell (EEBC) in the south west of Epsom. The site location is illustrated within **Figure 1.1** below.



SOURCE: EMAPSITE LICENCE NO. 0100031673

Figure 1.1: Site Location

1.3 The site extends to 1.47 hectares and the area is depicted with the redline boundary set out in **Figure 1.2**.



SOURCE: MARCHESEPARTNERS – DRAWING A1.01 Rev A

Figure 1.2: Proposed Redevelopment Area

1.4 The site currently contains a number of buildings and areas of hardstanding designated for removal. These are depicted in the aerial photograph below:

SOURCE: EMAPSITE LICENCE NO. 0100031673

Figure 1.3: Existing Buildings to be removed.

1.5 The buildings to be removed include:

- York House
- Elective Orthopaedic Centre; and
- Rowan House

1.6 Redevelopment proposals within this area include the provision of:

- 306 Guild Living units for residential occupation;
- 24 Guild Key worker units; and
- Over 4,100 m^2 of commercial and amenity space including, retail and leisure uses.

1.7 This OSWMP has been produced to support the demolition of the existing site buildings and the subsequent redevelopment of the site.

1.8 The OSWMP Waste Management Strategy contains a refuse assessment which has been complied based on consultation with the Collection Services at EEBC and with specific reference to Epsom and Ewell's Local Plan, Revised Sustainable Design Supplementary Planning Document along with Building Regulations Approved Document H.

2 Legislation, Policy and Guidance

2.1 Defra advises that a material is considered to be waste when the producer or holder discards it, intends to discard it, or is required to discard it. The revised Waste Framework Directive (2008/98/EC)[1] and its transposition into The Waste (England and Wales) (Amendment) Regulations 2012 provides the overarching legislative framework for the collection, transport, recovery and disposal of waste. This document requires the 'waste hierarchy' to be the adopted approach to waste management throughout the UK. The waste hierarchy is set out below:

Figure 2.1: Waste Hierarchy

2.2 This OSWMP recognises the current legislation, policy and guidance aimed at reducing waste generated by the process of redevelopment. It is particularly necessary within the Construction, Demolition and Excavation (CDE) industry, because this is the largest contributing sector to UK total waste generation[2].

2.3 A recent collation of waste statistics[3] undertaken by the Department for Environmental Food and Rural Affairs (Defra) has demonstrated that 60% of all waste in the UK is attributable to the CDE Industry. Half of all waste is identified as ‘mineral’ in origin and this is typically construction material such as brick, concrete and road plannings. However, the same statistics

1 The European Parliament and the Council of the European Union (2008) Revised Waste Framework Directive08/98/EC. European Union. Brussels.
2 Department for Environment Food and Rural Affairs (2013) National Waste Management Plan for England. DEFRA. London
3 Department for Environmental Food & Rural Affairs (2016) UK Statistics on Waste. DfEFRA.

demonstrate that in the UK in 2014 90% of this material was recovered by the industry.

2.4 Notwithstanding this, a significant proportion of construction value is lost as waste. This is demonstrated by the fact that in 2010 the Building Research Establishment identified that, at the time, an 8 cubic yard skip cost approximately £200 and it was estimated that the average value of the content was £1,200[4]. These costs are assumed to have continued to rise. There are also the implications of increased transportation costs and landfill tax, when potential recycling and reuse of material is not undertaken.

The Revised EU Waste Framework Directive 2008[5]

2.5 As noted above, the rWFD was transposed into UK law by the Waste Regulations 2011 and sets out the 'Waste Hierarchy' which identifies the priority order in which waste material must be dealt with, i.e. reduction, re-use, recycling recovery and disposal.

2.6 One of the targets set out in the WFD is to ensure that by 2020 at least 70% by weight of construction and demolition waste is subjected to material recovery.

The Environmental Protection Act 1990[6]

2.7 Section 34 of the Act places a 'Duty of Care' on anyone who produces, imports, keeps, stores, transports, treats or disposes of waste to ensure that it is managed and ultimately disposed of appropriately. As such, the holder is required to ensure:

- good waste management is employed, including monitoring of waste streams;
- all waste produced on site is identified and subject to the waste hierarchy prior to disposal;
- all waste is segregated into secure containers; and
- the contractor will ensure that waste is only removed by registered carriers and taken to appropriately licenced waste management facilities.

2.8 In addition to the above, the Plans require all new development referred to the Mayor to include adequate recycling storage for at least the six main dry

[4] Building Research Establishment 2010
[5] The European Parliament and the Council of the European Union (2008) Revised Waste Framework Directive. European Union. Brussels.
[6] Environmental Protection Act (1990) Section 34 Duty of Care

recyclable materials (i.e. glass, cans, paper, card, plastic bottles and mixed rigid plastics (tubs, pots and trays) and food.

Epsom and Ewell Core Strategy [7]

2.9 The Core Strategy was adopted in 2007 and includes for Policy CS6 which states that in relation to design, construction and operational waste:

"*Proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development - both new build and conversion.*

In order to conserve natural resources, minimise waste and encourage recycling, the Council will ensure that new development:

- *minimises the energy requirements of construction, for example by using sustainable construction technologies and encouraging the recycling of materials;*
- *incorporates waste management processes, for example for the recycling of water and waste. The waste hierarchy (Reduce-Reuse-Recycle-Recover-Dispose) should be applied to all stages of development design, construction and final operation."*

2.10 This policy is applied to all new developments and has been applied here insofar as it has been possible.

Epsom and Ewell Revised Sustainable Design Supplementary Planning Document [8]

2.11 The document highlights the need to maximise the use of materials with a low embodied energy within the design process, in order to minimise waste both in the production process and to aid subsequent recycling. For example, timber frame has a much lower embodied energy than uPVC and are much more easily recyclable and biodegradable.

2.12 Locally resourced materials are also highlighted as desirable to reduce waste, again due to their lower embodied energy.

[7] Epsom and Ewell Borough Council (2016) Core Strategy. EEBC, Epsom
[8] Epsom and Ewell Borough Council (2007) Revised Sustainable Design Supplementary Planning Document. EEBC, Epsom.

2.13 The efficient use of materials within a development project, including good housekeeping, is also discussed as good practice to reduce waste and it is noted that developments must be planned and monitored carefully from this perspective.

2.14 With regards to operational waste management, Annex 2 of the planning document describes the waste storage requirements for specific development types and waste streams and the relevant design considerations. This is contained within **Appendix A**.

2.15 In addition, the primary requirements of Building Regulations Approved document H6[9] have been taken into account in the development of the Guild Living residential Waste Strategy. A summary of these is set out in **Appendix C.**

[9] HM Government (2015) The Building Regulations 2010: Drainage and Waste Disposal Approved Document H6.

3 Controlled Waste

3.1 Construction and Demolition (C&D) waste is a form of controlled waste and as such the storage, transport, handling and disposal of such waste must only be handled by competent people who have been authorised by a competent body.

3.2 Wastes are classified as, inactive (inert), active or hazardous.

Inactive (inert)

3.3 Inert waste is that which does not undergo any significant physical, chemical or biological transformations. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm to human health. The total leachability and pollutant content of the waste and the ecotoxicity of the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater[10].

Active

3.4 These are materials which have been changed in some form or another. They include acids, pesticides, wood preservatives, oily sludges, batteries, waste oils asbestos, timber plastics, alkaline solutions and bitumen. Some active wastes may also be hazardous wastes (see below). Active waste is subject to a higher rate of landfill tax than inactive waste and is a higher risk.

3.5 Inactive and active wastes are controlled wastes and must be handled by competent people who have been authorised by the relevant body. They must hold a Waste Carrier Licence and/or a Waste Management Licence. When collecting waste they must provide the site owner with a Waste Transfer Note - (to be held for two years) and the owner should request a copy of the above licences.

[10] Council Directive 1999/31/EC -The Landfill of Waste

Hazardous

3.6 Hazardous waste is potentially harmful material such as:

- Oil;
- Solvents;
- Asbestos;
- Florescent tubes;
- Batteries; and
- Contaminated soils;

3.7 Hazardous waste handling requires Consignment Notes[11] (to be held for 3 years).

3.8 **The site owner is aware that they have a Duty of Care to ensure that:**

a) If their site produces Hazardous Waste they are obliged to obtain a Premises Code from the Environment Agency if more than 500 kg of hazardous waste is produced, held or removed in any 12-month period; and to;

b) Ensure that the appropriate waste licensing and management is obtained.

[11] The Hazardous Waste (England and Wales) Regulations 2005

4 Demolition

4.1 In order to undertake the works proposed, existing structures will need to be demolished/deconstructed and removed from the site. As a result, a Site Waste Management Plan will be prepared for sign off by the Council prior to commencement of any demolition or construction activities.

4.2 In addition, the following sets out the procedures which will be undertaken by the contractor prior to the commencement of demolition works:

- A full Site Waste Inventory;
- A qualitative review of the types of waste likely to be encountered on the site and the recycling potential of these;
- Completion of the requirements for a demolition notice; and
- Provision of the elements required within a Site Waste Management Layout.

Site Waste Inventory

4.3 Prior to works commencing on site, the principal contractor will undertake a waste inventory to record all the materials that are present, quantify them and establish how they are to be dealt with. This will be cited in a full Site Waste Management Plan (SWMP) and will involve a detailed site inspection and may refer to the nature of any contamination identified in any future Site Investigations.

4.4 The inventory will also establish the location and outfall of any drainage gullies or pipes to ensure these are protected during site works. It will also identify the location and state of repair of any underground storage tanks.

4.5 If there is any electrical or electronic equipment in the buildings to be removed. this will come under the Waste Electrical and Electronic Equipment Regulations (WEEE). It will, therefore, be added to the SWMP and an appropriate licensed carrier and facility identified.

4.6 Site clearance activities, may generate various types of construction and demolition waste. These may include concrete rubble, bricks, old pipework, vegetation, Asbestos Contaminated Material (ACM) and excavated spoil.

4.7 Where possible, demolition materials such as bricks and concrete will be re-used on site, e.g. for new structures or as aggregate material.

Demolition Notice

4.15 Section 80 and 81 of the Building Act 1984 requires that any person intending to carry out demolition works must give notice to LBB Building Control. The demolition contractor will submit a written demolition notice to the building control team before demolition works are able to commence. The demolition notice will clearly state the following:

- The location address of the building to be demolished as set out on an OS map;
- A description of the nature of the works that are to be carried out:
- The contract details of the demolition contractor if the demolition contractor does not service the demolition notice;
- That the demolition notice has also been served to any adjacent landowners;
- That the demolition notice has also been served to any relevant service providers.

4.16 No demolition work will be carried out until the Council has issued a counter notice that outlines the conditions that must be complied with when carrying out demolition works. This process can take up to six weeks.

4.17 A building control officer will also visit the demolition site on occasions, to ensure that the conditions of the counter notice are being adhered to.

4.18 A full Site Waste Inventory will be undertaken prior to any site works in order to provide the information necessary to obtain the required Demolition Notice.

Site Waste Management Layout

4.19 An indicative site layout will be provided within the full SWMP. This will include the following elements:

- Enough skips to allow for easy segregation of waste. Skips need to be located as close to the area where the specific waste is generated as possible, whilst also being easily accessible for waste carriers to collect or otherwise empty;

- All skips will be clearly signed and colour coded;
- Where appropriate, skips will be sealed; and
- All known drainage routes on to and off the site will be marked up.

4.20 On completion of the waste inventory and works phasing, further detail can be added to the site waste management layout, to aid those in undertaking the site works.

5 Construction

5.1 The main source of waste minimisation, which applies to the construction phase is in the resource-efficient approach to design and procurement, including the use of sustainable construction technologies and this is required within Policy C6 of Epsom and Ewells Core Strategy. In addition to this, the Sustainable Design Supplementary Planning Document requires a maximisation of materials with a low embodied energy within the design process in order to minimise waste bot in the production process and to aid recycling. In order to comply with Barnet's SDC SPD the development has been designed with a high sustainably performance. This includes designing waste out of the construction process.

5.2 Therefore, in accordance with the BREEAM Communities Manual[12] and the Non-Domestic Buildings Manual[13], the developer will ensure that the contractor commits to recycling building and/or infrastructure materials and (where possible) using the materials on the development site. In addition, where possible, road construction material will be reclaimed from site or constituted from local recycled material.

5.3 It is also the case that the design team has embedded resource efficiency within the overall scheme design with specific reference to WRAP's Designing out Waste principles[14].

[12] Building Research Establishment (2012) BREEAM Communities Technical Manual SD202 – 0.:2012. BRE Global Limited. Watford
[13] Building Research Establishment (2014) BREEAM UK New Construction Non-Domestic Buildings (UK) Technical Manual SD5076:1.0 - 2014
[14] http://www.wrap.org.uk/content/designing-out-waste-design-team-guide-buildings-0

6 Refuse Assessment

6.1 Operational waste management has been facilitated by the incorporation of the requirements set out within The Building Regulations Drainage and Waste Disposal Approved Document H6[15] and Annex 2 of Epsom and Ewell's Revised Sustainable Design Supplementary Planning Document.

6.2 The following sets out the parameters of the proposed operational waste management strategy:

- A private company will be put in place to manage site waste;
- A private company will be contracted for all site waste collection;
- Collections will take place twice weekly;
- Residential Waste storage provision (assuming twice weekly collections):
  - Building West
    - 25 x 1100 litre mixed waste recycling; and
    - 13 x 180 litre food waste
  - Building East
    - 17 x 1100 litre mixed waste recycling; and
    - 9 x 180 litre food waste
- Bin storage is allocated near each building core on the Ground Floor;
- Prior to the collection time bins will be take by the management company to the external collection point near the north side of the drop off area;
- Childcare/Retail waste – indicative waste storage is provided with final requirements to be confirmed by operators.

6.3 The bin storage area will be near the core of each building on the ground floor of each block and these are depicted within the scheme drawings. An outline of the refuse storage and collection points is included within the drawing section of this report.

Bulk Collection

6.4 It is proposed that collection will be provided by the private waste contractor and the site waste management company will collect and transport the refuse to the agreed collection point.

[15] HM Government (2010) The Building Regulations Drainage and Waste Disposal Approved Document H6. NBS part of RIBA Enterprises Ltd. Newcastle Upon Tyne.

7 Management Systems

Construction / Demolition Phases

7.1 The full SWMP will operate within a Construction Management Plan and this will provide the management framework required for the planning and implementation of site works, in accordance with any environmental commitments made by the Client and any requirements of planning conditions or Section 106 legal agreements.

7.2 The team involved in the co-ordination of the SWMP will be clearly stipulated at the outset of the project and this will include at least one and ideally several individuals with responsibilities for specific waste containers, i.e. ensuring they only contain the correct waste, are protected from the elements, (where necessary) and are regularly collected by the appropriate carrier with the correct paper work.

Commitment to Training

7.3 Training is a vital part of ensuring that the waste generated by the site is minimised. Toolbox talks will be used to ensure that site staff are clear on issues such as:

- How deconstruction should take place to maximise the re-use and recycling potential for materials;
- How waste must be segregated into the appropriate, clearly signed and colour coded containers;
- Where waste containers are located and how these should be maintained;
- How to estimate and record the volumes of material being collected for re-use and recycling for entry into the SWMP;
- The importance of good record keeping of waste carrier and management licences and transfer notes.
- Good housekeeping on site to minimise the chance of pollution incidents.

7.4 The use of targets, action plans and Key Performance Indicators (KPI) may be used in keeping waste costs minimised.

7.5 Suggestions, schemes and progress updates may be used to help to ensure that staff are engaged with the waste minimisation process.

Operational Management

7.6 As noted in Section 6, it is intended that a management company will be commissioned in order to facilitate the collection and management of operational waste. The contract with the management company will be drawn up in a manner which ensures that all of LBB's waste management requirements for this site are adhered to.

8 Summary

8.1 The preceding strategy sets out the reasonable steps necessary for the Client and/or Principal Contractor to undertake, prior to site works commencing and for the management company to apply during the operational phase. This is in order to ensure that waste duty of care is complied with and that the requirements of the guidance discussed herein are applied.

Construction and Demolition

8.2 With regards to construction and demolition, a full SWMP will be developed by the contractor using the following principles:

- The SWMP will operate within Construction Management Plan and will establish the waste responsibilities within the management team
- A Waste Inventory will be undertaken prior to site works commencing, which will ensure that where waste cannot be re-used it will be sent for local recycling or recovery where possible;
- A Demolition Notice will be obtained;
- Waste management recycling targets will be set that are specific to the development proposals;
- Procedures will be set for waste classification/determination of material as inert, non-inert and hazardous;
- Dedicated material storage areas and collection arrangements for waste requiring off-site disposal will be provided; and
- Good site management and careful construction scheduling will minimise the generation of unused materials.

Operational Waste Management

8.3 As noted, all operational waste management will be undertaken by a private management company in accordance with the requirements of Epsom and Ewell.

8.4 It is proposed that all residents will receive a welcome pack which will set out the details of the waste management strategy for the development including:

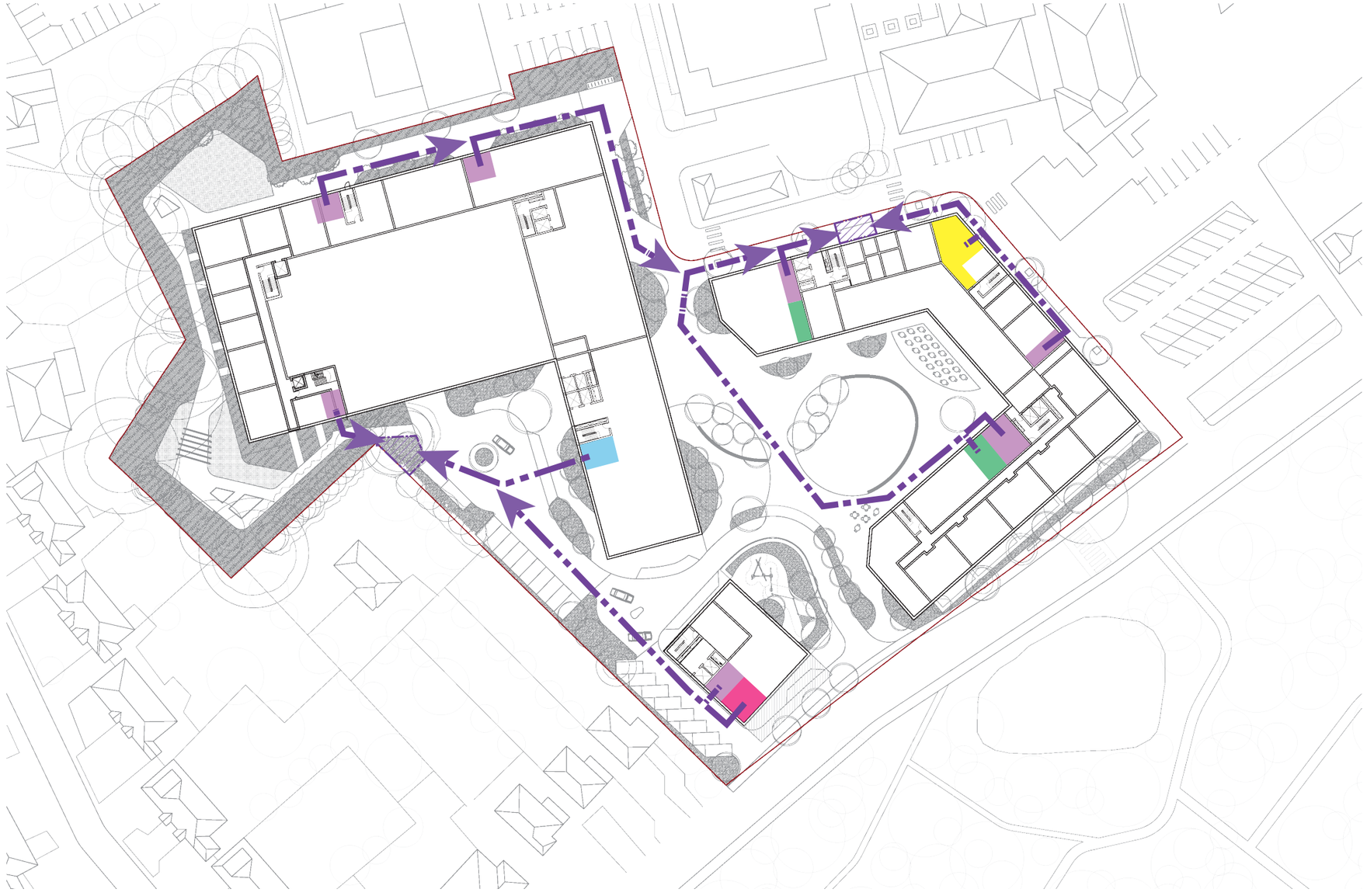
- Information on the value of reducing, reusing and recycling municipal waste;
- How the management system works, with contact details of the waste management team;
- Where the bins are located;
- What can be recycled;
- How to dispose of bulky items etc

8.5 In this way, it is anticipated that the development will comply with the strategic waste requirements identified and set out within this document.

DRAWINGS

Access & Management

Ground Floor Refuse Strategy



- Access route
- Refuse - Kitchen/BOH
- Refuse - Residential
- Refuse - Care
- Refuse - Commercial
- Refuse - Childcare
- Refuse Collection
- Site boundary

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APPENDIX A: Epsom and Ewell Revised Sustainable Design Guide (February 2016) - Annex 2 Guidance on the storage and collection of Household Waste

Annex 2 – Guidance on the storage and collection of Household Waste

- **Introduction**

a. To ensure waste is collected cleanly, safely and efficiently and to encourage waste minimisation the Council has specified that it will only collect domestic waste and materials for recycling in the containers provided by the Council. It can make this a legal requirement under Section 46 of the Environmental Protection Act 1990.

b. Where new or redevelopment homes are being built, the Council may ask the developer to accommodate and contribute towards the cost of containers. The following information is therefore provided to assist developers in complying with planning conditions requiring the provision of storage areas for the containers. This note should be read in conjunction with Part H of the Building Regulations 2002. Manual for streets (paragraphs 6.8.4 to 6.8.18) and BS5906:2005 Waste Management in Buildings – Code of Practice.

c. Applications for planning permission should include appropriate provision for the storage and collection of household waste and materials for recycling on the application site. Details of the siting, size and design of the refuse and recycling storage areas for each property will be required with planning applications. These details, particularly the siting and size of the storage areas, should be included on the site layout plan.

- **Houses and Bungalows**

a. These properties will normally be provided with one 240 litre wheeled bin for waste, one 180 litre wheeled bin for plastic and cardboard recycling, one 23 litre food waste bin, one 47 litre recycling bag (for paper) and a 55 litre recycling box. Please see full dimensions of all containers listed in section 4.

b. Residents are also able to subscribe, at a cost, to a garden waste recycling service where a 240 litre wheeled bin or 60 litre recycling bag can be issued. A nappy waste service is also offered to residents where they would be issued with an additional 180 litre bin.

c. The Council may provide two 240 litre wheeled bins for waste for properties where there are more than eight occupants, where requested.

d. Wheeled bins, boxes and bags should be stored on a hard, impervious, free-draining surface, in a position with convenient access to the kitchen door but also where they can be easily moved by the residents to the property boundary for emptying by the Council.

e. Where it is intended for the wheeled bins and boxes to be permanently stored at the front of the property, a suitable enclosure should be constructed in an accessible, but inconspicuous position. Enclosures which are located in a prominent position are likely to be refused permission. Any enclosure should be of adequate height to permit the bin lids to be fully opened without having to move the bins.

f. For developments with limited or no vehicular access, the occupiers will need to bring the wheeled bins, box and bags to the kerbside adjacent to the highway for collection. These arrangements can cause obstruction of the footpath, vehicular accesses and annoyance to other local residents. In such circumstances the occupier(s) of such properties should make their own arrangements for removing the emptied bins and boxes from the kerbside as soon as practicable after they have been emptied. Paragraph 6.8.13 of the Manual for Streets states that “waste bins on the footway pose a hazard for blind or partially sighted people and may prevent wheelchair and pushchair users from getting past”.

- **Flats and Communal Properties**

a. For flats and communal developments with more than four properties, communal wheeled bins will be provided, at cost to the developer, for refuse and recycling collection. The total wheeled bin capacity will be based on the approximate total refuse and recycling litre requirement of 500 litres per property. This will be split among containers to allow waste streams to be separated. Please contact your planner to discuss the required litre capacity for your proposed development.

b. The average flats and communal property development will require capacity for the following refuse and recycling containers. This example is based on 8 properties; container dimensions are available in section 4.

    - 1 x 1100 litre refuse bin
    - 2 x 1100 litre mixed recycling bins[16]
    - 2 x 240 litre glass (bottles & jars) recycling bins
    - 1 x 180 litre food waste recycling bin

c. In these properties communal wheeled bins should be provided and stored in an area close to the access road with a suitable access pathway. The collectors will collect, empty and return the communal wheeled bins and boxes to the storage area.

d. The **storage areas** for communal wheeled bins and recycling needs to:

    - Be at ground level
    - Allow sufficient room for both refuse and recycling containers to be stored and manoeuvred.
    - Be within 6 metres of the public highway
    - Residents should not be required to carry waste and recycling more than 30 metres to the storage area
    - Have a suitable level hard surface
    - Access pathway
    - Dropped kerb
    - Hatching adjacent to the dropped kerb prohibiting parking

[16] Such co-mingling bins are provided on properties and sites where there is insufficient space to accommodate the full range of separate recycling bins. These bins are used for storage and collection of all forms of non-food recyclable waste.

e. **Access pathways** from the storage area to the collection point (where the vehicle stops) need to:

- Be level, unless the gradient falls away from the storage area in which case the gradient should not be steeper than 1:12
- Be at least 1.5 metres wide
- Be free from kerbs and steps
- Have solid foundations and a smooth continuous impervious surface
- Have shallow ramps where they meet roadways
- Be no more than 5 metres from the point where the collection vehicle will stop

f. The collection vehicle will need to park near the storage area. So **access roads** need to:

- Have suitable foundations and surfaces to withstand the maximum weight of the vehicle (generally 26t GVW, 11.5t axle loading)
- Have heavy-duty manhole covers, gully gratings etc.
- Be designed to ensure reasonable convenience for the collection vehicle.
- Be a minimum of 5 metres wide.
- Be arranged for the collection vehicle to continue in a forward direction.
- Offer adequate space for turning. The minimum turning circles are 18.5m (kerb to kerb) and 20.3m (between walls).
- Allow a minimum of 4.1 metres clearance under any obstruction such as an archway or trees.
- Road hatchings at the entrance, to prevent parking at all times

g. For tracking purposes, the dimensions of the vehicles currently used in Epsom & Ewell are 10.8m long and 2.6m wide.

h. If more than four 240 litre bins (960 litres total) are to be emptied, then the collection vehicle should be able to enter the development to avoid the risk of obstructing traffic. In all such instances the road crossing the footway shall be designed so that the reversing vehicle does not encroach on the footway.

i. Collection vehicles should not generally be expected to reverse into a development from a busy main road. Collection vehicles can be reversed into the development over a distance not exceeding 12 metres to a point within 5 metres of the storage area. It is requested that where possible developments are designed to avoid the reversing of collection vehicles.

j. Appropriate measures must be incorporated into any scheme to control unauthorised parking of vehicles that would prevent access by the waste collection vehicle or the movement of bins and boxes from the enclosure to the collection vehicle.

- **Container Dimensions**

	Height	Width	Depth
1100L	132cm	122cm	92cm
660L	119cm	120cm	74cm
360L	105cm	55cm	86cm
240L	105cm	57cm	73cm
180L	99cm	48cm	65cm
Food waste Container	41cm	32ccm	40cm
Kerbisde recycling box	35cm	56cm	44cm

For further information please contact:

Planning Department
Epsom & Ewell Borough Council
Town Hall
The Parade
Epsom, Surrey
KT18 5BY
01372 732000
contactus@epsom-ewell.gov.uk

APPENDIX B: Building Regulations Approved Document H6 Summary

(as relevant to the proposals)

Summary of Building Regulations Approved Document H6:

Waste Storage – Domestic

Principal requirements

- Adequate provision for storage;
- Adequate provision for access;
    - For people in the building to the storage;
    - From the place of storage to the collection point.
- Separate storage should be provided for recyclable waste
- Consultation should take place with the waste collection authority to determine their requirements

Capacity

- Domestic
    - combined provision of 0.25m^3 per dwelling (if collections once a week)
- High Rise[16]
    - May share a single waste container for non-recyclable fed by chute[17];
        - Separate storage to be provided for recyclable[18];
    - May have separate storage rooms/compounds;
        - Will require a management arrangement;

[16] Dwelling above the 4th floor
[17] At least 450mm diameter, smooth non-absorbent surface, close fitting access doors at each storey with a dwelling and ventilated top and bottom
[18] Can provide residents only recycling centres

Siting of storage areas

- Distance for householders to travel with waste not > than 30m;
- Distance to collection point < 25m;
- Waste not to be taken through buildings[19];
- No steps[20]
- No slopes[21]
- Collection point accessible to the vehicles in use by the collection authority[22]
- External storage should be cited, away from windows, ventilators and in shade

Design of storage areas

- Shielded from public view;
- Clear space of 150mm required between and around containers for access;
- Container storage areas min 2m high;
- Individual bins storage areas high enough to raise lid;
- Permanent ventilation required top and bottom;
- Paved impervious floor;
- Provision for washing down and draining into a gully with a sealed pollutant trap;
- Compound secure from vermin or containers fitted with close fitting lids; and
- Separate rooms required for recyclable waste

[19] Unless a covered open space (porch, garage, car port)
[20] For containers up to 250 litres or at least not exceed 3.
[21] Should not exceed 1:12.
[22] Should not interfere with vehicle and pedestrian access