

**From:** Joseph Carman <Joseph.Carman@blaby.gov.uk>

**Sent:** 06 Sep 2023 10:25:16

**To:** Stephen.Dukes@blaby.gov.uk, DMS.Development.Control@blaby.gov.uk

**Cc:**

**Subject:** FW: Planning Feedback - Ref: 23/0610/OUT Church Farm Station Road Elmhursthorpe

**Attachments:** New Developments & Waste - Quick Reference Guide.pdf, New Developments - Guidance for Developers - Blaby 2018.pdf

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**From:** Murray Warburton <Murray.Warburton@blaby.gov.uk>

**Sent:** Wednesday, September 6, 2023 10:08 AM

**To:** Planning Mailbox <planning@blaby.gov.uk>

**Cc:** Kirk Seal <Kirk.Seal@blaby.gov.uk>; Ashley Hatfield <Ashley.Hatfield@blaby.gov.uk>

**Subject:** Planning Feedback - Ref: 23/0610/OUT Church Farm Station Road Elmhursthorpe

Hello,

I have attached guidance documents which include container dimensions to help to the developer.

In addition to the points raised on the document please can the developer take on board the following comments:

1. Please observe the contents of the guidance documents attached.
2. It is not clear where residents should present their waste containers for collection. Households are required to present bins for service at the boundary of the public highway. If the road serving the new properties will not be adopted as public highway then adequate bin collection points should be included in the plans and situated at the boundary of the public highway and be compliant with regulations (as detailed in the linked guidance documents) regarding reasonable distance from the bin storage point to the bin collection point.
3. Regarding Part H regs (as detailed in attached guidance documents) – this states that residents should not be expected to carry their waste more than 30m to a storage point, and that the storage point itself should not be more than 25m from the collection point specified by the Council. This sometimes creates confusion...for clarification a bin **storage** area is where bins are kept during the week and a bin **collection** area/point is where the bins have to be presented for collection as specified by the Council. The bin **collection** area/point must be adjacent to the public highway unless agreed by officers from the District's Waste Collection Team.
4. The Councils Refuse and Recycling collection vehicles cannot access any newly developed roads that are not adopted as public highway. The council will not seek to enter into any indemnification arrangements in order to access any such planned roads and will not support the deferment of its statutory duty to collect household waste to a separate management company or contractor.
5. The road serving the properties must have a sufficient turning circle for a waste lorry to turn safely. Minimum turning circles are detailed in the guidance doc.
6. The road serving the properties must be of a sufficient width for a waste lorry to manoeuvre safely. Vehicle dimensions are included in the guidance documents provided.
7. Lack of off road parking in our experiences of waste collection usually results in on road parking. On narrow roads this causes access problems for waste lorries to access (as well as other large vehicles, such as those used by emergency services).
8. The waste team are more than happy to be consulted further on this application and provide appropriate advice.

At present we cannot see any dimensions for the access road or even the access road either so cannot accept this at present.