

Development Guidance Note: Provision of Waste and Recycling Collection and Storage Facilities

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**Investment and Growth Directorate
City Operations, Neighbourhoods,
and Regulatory Services Directorate**



Contents

1	Introduction	4	6	Appendices	20
1.1	The City's Waste Strategy	4		Appendix 1 – Newcastle City Council Bin Types	20
1.2	The Purpose of this Guide	5		Appendix 2 – Size of Waste collection vehicles	21
1.3	Legislative Background	5		Appendix 3- Newcastle upon Tyne Local Plan Waste and Recycling Planning Policies	22
1.4	National and Local Waste Planning Policy	6		Appendix 4 - Waste Management Form	24
2	Building Regulations	7		Appendix 5- Further Reading on Waste Storage Solutions and contact details	33
3	Planning Application Validation and Waste Storage Information	8		Glossary	35
4	Design Requirements	9			
4.1	Waste Storage Requirements for Dwellings with individual bins	9			
4.2	Waste Storage Requirements for dwellings with shared bins	12			
4.3	Waste Storage Requirements for Commercial Developments	14			
4.4	Design of Bin Stores	17			
5	Enforcement	18			
	Town and Country Planning Act 1990	18			
	Highways Act 1980	18			
	Environmental Protection Act 1990	19			

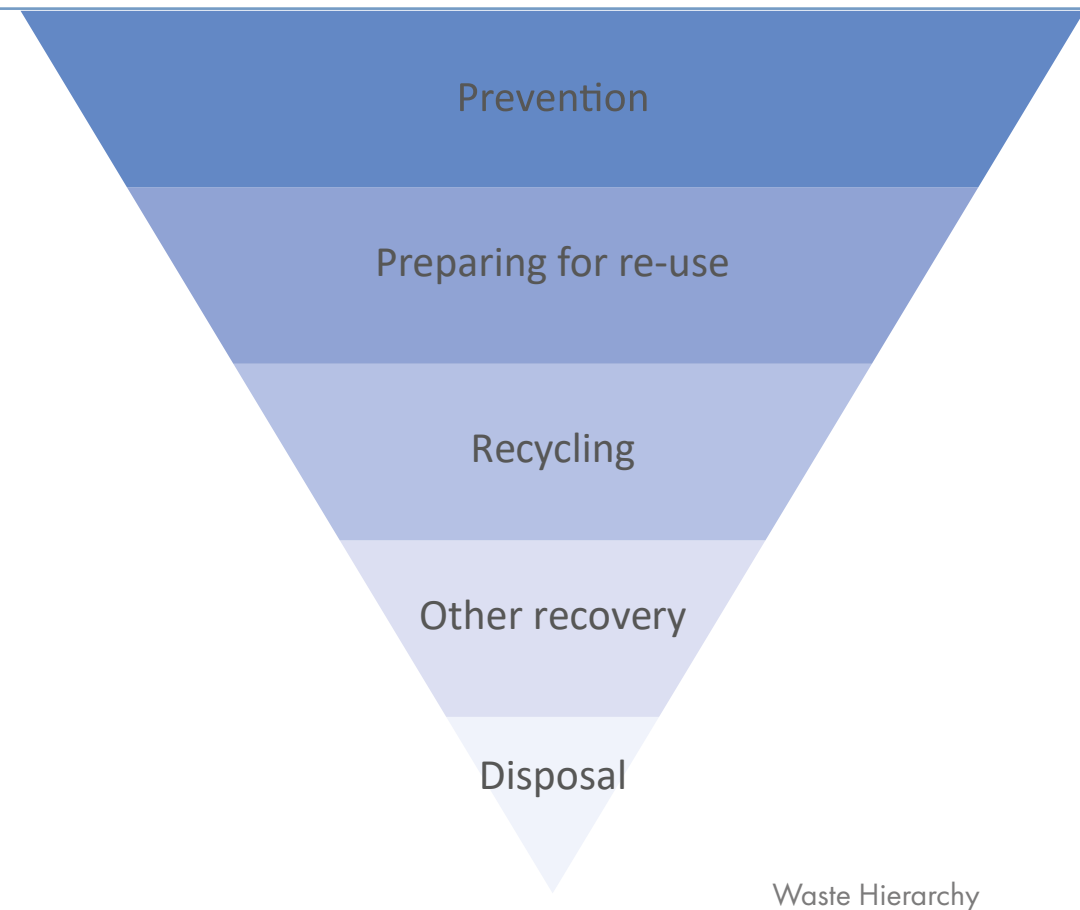
1 Introduction

1.1 The City's Waste Strategy

Newcastle upon Tyne's ambition is to be a clean, green, and sustainable city that wastes less and recycles more. This requires the efficient resource management of waste to produce multiple benefits, such as: reducing the number of heavy-load vehicles on our roads and consequently reducing road congestion and improving air quality; avoiding plastic entering our watercourses and oceans and avoiding ecological and biodiversity damage; creating partnerships between organisations to derive value from our waste in a local, circular economy; and to reduce the use of raw materials and energy.

The City's Waste Strategy Action Plan identifies the need for Planning Guidance for waste and recycling for new developments and which includes preferred options for waste collection, promotes innovative solutions to waste collection and provides necessary collection and separation facilities to meet the needs of a growing city.

This document provides details of how developments can incorporate the principles of the Waste Hierarchy through providing well designed spaces which encourage reduction of waste and where this is not feasible, to recycle. This can help create sustainable forms of development which are resource efficient and so align with both the Council's Waste Strategy and Net Zero 2023 Action Plans.



- Prevention: The most effective environmental solution is often to reduce the generation of waste, including the re-use of products.
 - Preparing for re-use: Products that have become waste can be checked, cleaned or repaired so that they can be re-used
 - Recycling: Waste materials can be reprocessed into products, materials, or substances.
 - Other recovery: Waste can serve a useful purpose by replacing other materials that would otherwise have been used.
 - Disposal: The least desirable solution where none of the above options is appropriate.
- The full definition of each level of the waste hierarchy is set out in Waste framework Directive (2008/98/EC); see also the [Waste Management Plan for England](#)

1.2 The Purpose of this Guide

This guidance document should be used by applicants, architects and waste management operators to identify capacity requirements for different waste types to be provided for various uses, where they should be stored and how to allow for the collection and management of the waste. It should be applied to residential and commercial developments and for both Council operated and private commercial waste collection services. Appendix 4 contains a Waste Management Plan form which must be completed to accompany a relevant planning application.

In all cases, developers are strongly advised to enter into pre-application discussions to ensure waste storage requirements are identified early in the design of the development.

1.3 Legislative Background

The Environment Act 2021 (EA2021) builds on the Environmental Protection Act 1990 and requires the separate collection of recyclable waste from other waste, including the following waste streams: glass, metal, plastic, paper/ card, and food waste. This applies to both households and non-households (including schools) and industrial and commercial businesses. Waste Collection Authorities are further mandated to collect household

Garden Waste for recycling or composting. The EA2021 mandates that food waste is collected at least once a week from households. There is no minimum frequency for food waste collections from non-households and businesses.

The Environmental Protection Act 1990 places various waste management duties on Local Authorities. Under Section 46 (Receptacles for Household Waste), a Local Authority may require:

- a. Waste of certain types to be stored separately so that it can be recycled.
- b. Developers to provide containers of a specific type for the storage of waste.
- c. Additional containers to be provided for the separate storage of recyclable waste.
- d. Locations where containers should be placed for emptying to be agreed.

The Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise. In Newcastle upon Tyne the development plan comprises the Core Strategy and Urban Core Plan for Gateshead Newcastle upon Tyne 2010-2030 (CSUCP) and the Development and Allocations Plan 2015-2030 (DAP). These documents include policies requiring waste storage to be an integral part of the design of a development.

1.4 National and Local Waste Planning Policy

The Waste Management Plan for England 2021 requires positive planning to deliver the country's waste minimisation ambitions, including delivering sustainable developments and resource efficiency. This can be achieved by a range of factors including by driving waste up the waste hierarchy and providing a framework in which communities and businesses are engaged and take more responsibility for their own waste. A key aspect of good waste management is the provision of appropriate segregation and storage facilities to facilitate high quality collection of waste and which supports sustainable waste management.

The Government's 'Resources and Waste Strategy 2018' provides a national framework for sustainable waste management, emphasising waste minimisation, recovery, recycling, composting targets and the need for a substantial reduction in the amounts of biodegradable wastes deposited in landfill sites. To meet the Government's recycling and landfill diversion targets, all new developments and their future occupants need to undertake practises to minimise waste generation and maximise recycling.

The National Design Guide recognises that the appearance and accessibility of waste storage containers is an important consideration in the design of a development, and it advises that, "well-designed places need to consider how buildings operate in practice and to include local waste storage, management and pick up that are accessible and well-integrated into the design of streets, spaces and buildings, to minimise visual impact, unsightliness and avoid clutter".

Local Plan Policy DM34 of the Development and Allocations Plan states (DAP) states:

"The location and appearance of refuse storage and recycling provision will be required to be an integral part of the development and demonstrate high-quality design of waste facilities."

Appendix 3 lists other relevant Local Plan policies covering waste storage and management.

This guidance is referenced in paragraph 7.3.5 of the DAP to support compliance with Policy DM34. It should also be read alongside other relevant Council Planning and Transportation policies, and national guidance set out in Appendix 5, including 'The Design and Construction of Roads and Accesses' guidance (2015).

2 Building Regulations

Requirement H6 of the Building Regulations states:

1. Adequate provision shall be made for the storage of solid waste, and that
2. Adequate means of access shall be provided:
 - (a) for people in the building to the place of storage;
 - (b) from the place of storage to a collection point (where one has been specified by the waste collection authority under Section 46 (household waste) or Section 47 (commercial waste) of the Environmental Protection Act 1990 or to a street (where no collection point has been specified)).

Section H6 'Solid Waste Storage, of Drainage and waste disposal: Approved Document H' should be referred to for further guidance on Building Regulation waste storage requirement. This guidance document should be used where the Approved Building Regulations signposts the designer to have awareness to the specific requirements of the waste collection authority.



The Malings, Ouseburn - has shared bin storage areas for residents in undercroft areas with a central communal recycling facility.

3 Planning Application Validation and Waste Storage Information

Planning applications involving new dwellings, new and increased commercial floorspace and changes of use applications that require revised or enhanced waste storage provision should complete The Waste Management Plan form (see Appendix 4), to support their planning application. The form helps the applicant identify how their design has incorporated waste storage and management requirements to service the development.

Further information on the requirements to submit a Waste Management Plan to accompany a planning application are set out in the [Tyneside Validation Checklist](#):

For residential and commercial developments, the 'Waste Management Plan' requires details of:

- Estimated volume and types of waste produced by the development.
- Size and location of waste and recycling bins and how recyclable material and other waste will be deposited.
- Equipment specified for containing the waste.
- Details of the location of collection points and the method for transferring waste to this location.
- Details of intention to use city council or private collection arrangements.
- Site access arrangements for collection vehicles to load and unload safely with a swept path analysis of the proposed route of the vehicle.

Planning permission will not be granted in advance of the submission of satisfactory storage and servicing arrangements for waste and recyclable materials to serve the development.

Where a planning application is granted, conditions will prevent the use of the development until the approved storage areas have been implemented. The approved storage design and associated management arrangements will then be required to be maintained for the lifetime of the development.

In the case of residential developments where normal council collection is not proposed, a planning obligation or condition will be necessary to secure an alternative commercial collection regime for the lifetime of the development.

4 Design Requirements

Individual homes, shared blocks of homes and commercial uses all have differing waste storage requirements. This section gives detail of how each type of use should plan for differing waste types.

4.1 Waste Storage Requirements for Dwellings with Individual Bins

For individual residential properties, space should be made to accommodate the following waste containers:

- | | | |
|---|----------------------------|--|
| 1 | Mixed Recycling Blue Bin | 240 litre with black caddy |
| 2 | Non- recyclables Green Bin | 240 litre |
| 3 | Garden Waste Brown Bin | 240 litre (where property has a garden or outdoor space) |
| 4 | Food waste Black Bin | 23-30 litre external bin with 5 litre indoor caddy |

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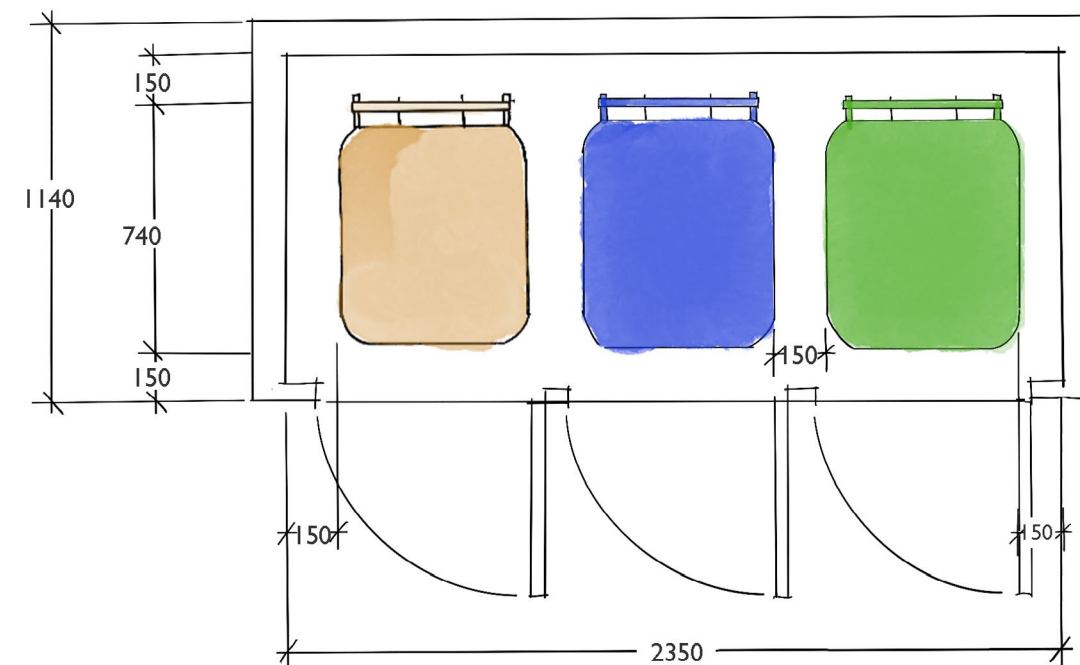
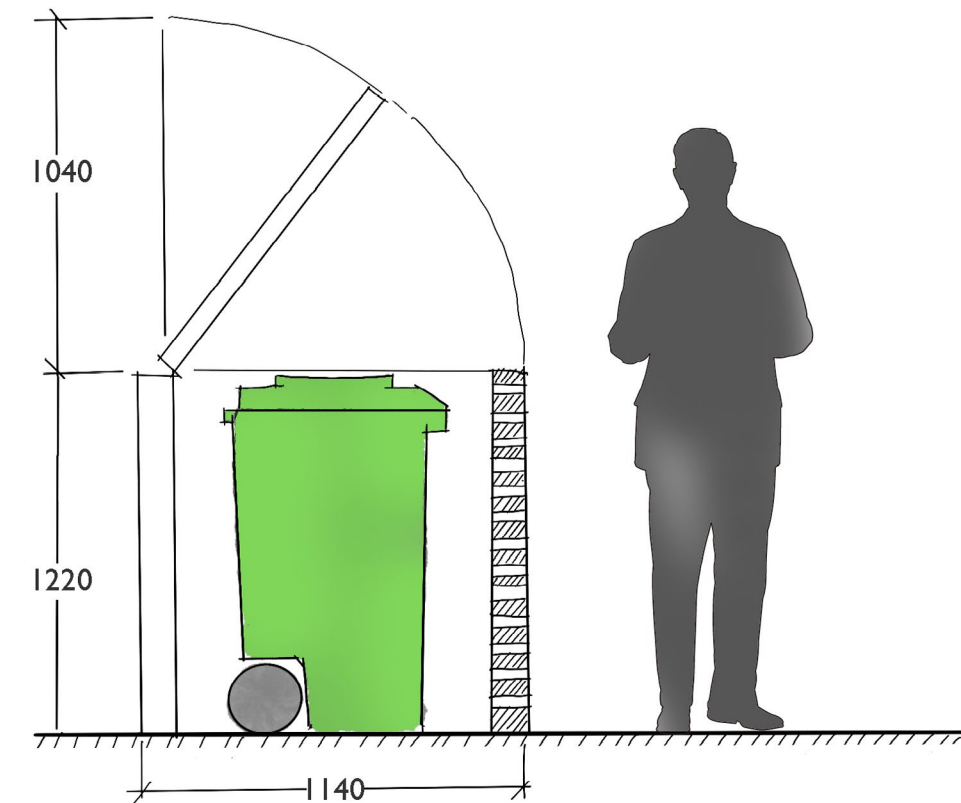


Residents will be expected to move their bins to the nearest appropriate roadside adopted highway location for collection. For this reason, areas where bins are stored must be accessible to the residents and have a clear and easy route which avoids steps and steep slopes to the roadside.

- Bin storage areas should be located close to an external door serving the property in a convenient accessible location. The maximum distance a resident should carry waste to their bin store is 30 metres.
 - The drag distance for a resident to move their domestic bin between their bin storage area and the kerbside collection point should be a maximum of 25 metres.
 - Bin storage areas for a dwelling must be able to accommodate 3 x 240 litre wheeled bins with at least 150 mm clearance around each bin.
 - Bins stored to the front of a dwelling should be housed in a well designed bin enclosure and accessed from a path a minimum width of 800mm in width.
 - Enclosures should be of an adequate height to permit container lids to be fully opened without the need to remove the container. Bins placed alongside one another will require the enclosure to have a minimum width of 2.35 metres.
- Bins should not pass through any part of the property, except a garage, to reach the collection point.
 - Bin collection points should be appropriately sized to accommodate the number of bins to be collected from the dwellings using the collection point. Including space for food waste bins, this could be 3 bins per dwelling on some weeks.
 - Bin collection points should be immediately adjacent to the adopted highway in a location which will allow for collection. Council waste collection vehicles should not need to enter on private land in order to collect bins.
 - The route between the bin storage area and bin collection point should be smooth, avoiding soft surfaces such as grass and gravel, and of a width to easily move the bin. Routes should avoid steps, and have a slope of no greater than 1:12.
 - There must also be a dropped kerb from the collection point to adopted highway.
 - Bin store doors must not open outwards over the adopted highway. Sliding and raise door will not be acceptable. Bin storage will need to be set back from the highway.

- Developers will be responsible for providing all new residential developments with the required number and type of bins. The specification for domestic waste containers is set out in **Appendix 1** of this document.
- Road designs should be able to accommodate a waste collection vehicle, which in the case of adopted highways is an 11.8 metre length vehicle. See Appendix 2 for Council Vehicle Specification. A vehicle swept path analysis must be provided to demonstrate that layouts are accessible to the chosen vehicle.
- Road designs must look to minimise the need for collection vehicles to reverse.
- The Council's Waste Service will collect from residential premises on a weekly basis, **alternating between recycling and other waste. A weekly food waste collection will start in 2026.**

Further information on how to purchase domestic bins is available on the council website.



Plan showing minimum size of bin closure for an individual dwelling

Do not scale from this drawing
Measurement in mm

4.2 Waste Storage Requirements for Dwellings with Shared Bins

The waste storage requirements for dwellings with shared bins and including properties containing blocks of flats, purpose built student accommodation and groups of houses with shared bin storage is based upon average weekly waste generated per occupant.

Space should be made to accommodate the following waste containers:

	Bin Type	Capacity	Average week waste
1	Mixed Recycling Bin	1100 litre	- 30 litres per person per week
2	Non- recyclables Bin	1100 litre	- 30 litres per person per week
3	Glass only Blue Bin	240 litre	- 5 litres per person per week
4	Food Waste Bin	240 litre	- 6 litres per person per week

See Appendix 1 for details of each bin container design

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2



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- If the development does not facilitate weekly council collection frequency, then a commercial contract will be required. This arrangement will be secured by way of a Section 106 agreement or planning condition.
- Details of the management and maintenance responsibility of a communal bin storage facility should be supplied as part of an planning application
- Provision for garden waste is not normally required for properties where they do not have a garden or external amenity space.
- The use of chutes in high rise development is not supported for operational, odour, safety and waste segregation reasons.
- The route between the bin storage area and bin collection point should be smooth, avoiding soft surfaces such as grass and gravel, and of a width to easily move the bin. Route should avoid steps, and have a slope of no greater than 1:12.
- There must also be a dropped kerb from the collection point and adopted highway.
- Shared bins must be stored in a well designed enclosures which is integrated into the design of the development.
- Bin store doors must not open outwards over the adopted highway. Sliding and raise door will not be acceptable. Bin storage will need to be set back from the highway.
- The design and size of the bin storage area must be sufficient to store the required number of bins for the development. Please note that the size requirements are set out in Appendix 1. Shared storage enclosures for larger waste containers will require a minimum opening of 1500mm.
- The landowner is responsible for moving bins to the collection point if the bin store is not located adjacent to the adopted highway.
- The drag distance between the bin storage area and the bin collection point should be kept to a minimum.
- Bin collection points should be appropriately sized to accommodate the number of bins to be collected from the dwellings using the collection point, including space for food waste bins alongside other bins.
- Council waste collection vehicles should not need to enter private land to collect bins.

Various specialist forms of residential accommodation (Nursing homes, care homes, hostels) will have specific requirements which will need to be discussed on a case-by-case basis. In these cases, section 3 of the Waste Management Plan form should be completed.

4.3 Waste Storage Requirements for Commercial Developments

The separate collection of mixed recycling (paper, cardboard, metal and plastic), glass and food waste should be facilitated in all commercial developments. Therefore, it is important that the size of a refuse storage area is designed to accommodate the need for the segregation of waste into separate bins.

- The quantity of waste generated on commercial premises can vary significantly, depending on the nature of the business, occupants, and the frequency of collection they secure through their waste contract. Developers should identify the types of waste likely to be generated by the development and ensure that adequate storage capacity is provided. Table 1 sets out recommended waste storage capacities for commercial developments. However, the final capacity will be determined based upon the nature and scale of the use and frequency of collection.
- Where a development comprises both commercial and residential units, the waste containers for residential and commercial uses will need to be clearly identifiable and stored separately. No mixing of commercial waste and residential waste is permitted.
- The design and size of the bin storage area must be sufficient to store the required number of bins for the development. Please note that the size requirements are set out in Appendix 1. Shared storage enclosures for larger waste containers will require a minimum opening of 1500mm.
- Bin store doors must not open outwards over the adopted highway. Sliding and raise door will not be acceptable. Bin storage will need to be set back from the highway.
- There must be no steps between the bin store and collection point to allow for ease of movement of bins.
- Newcastle City Council waste collection vehicle should not enter private land in order to collect bins.
- The responsibility to arrange the availability and collection of commercial containers is with the business occupier. In developments with multiple occupiers, each business should look to share collection arrangements to minimise the number of containers required to serve a development.
- The use of compactors and balers is not encouraged due to associated management, safety, and noise issues.
- The minimum number of bins will normally be: 1 x mixed recycling, 1 x container for glass, 1 x containers for general waste. Where a use is obligated to collect food waste, space for an additional containers will also be necessary.
- The number and size of bins should be discussed at any early stage of design and detailed in the applicant's Waste Management Plan form.
- Where the use includes the preparation and serving of food and drink then separate glass, food and cooking oil bins will be necessary.

Table 1: Recommended waste storage capacity for commercial development based on weekly collection

Use Class	Development description	Waste streams				
		General/ Residual 1100L	Mixed Recycle Include. Card, paper plastics & metal cans 1100L	Glass/ Bottles 240L**	Food Waste 240L*	Cooking oil
B2	Industrial	2	2			
B8	Storage or distribution	2	2			
C1	Hotels, aparthotels, boarding and guest houses	3	2			
C2	Residential institutions	3	2	1	1*	1
C2a	Secure residential institutions	3	2	1	4*	1
E	Commercial, Business & Service					
E(a)	Shop other than for the sale of hot food	2	2			
E(b)	Food and drink which is mostly consumed on the premises	3	3	6**	4*	1
E(c)	i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality	1	1			
E(d)	Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)	2	2			
E(e)	Medical services not attached to the residence of the practitioner	1	1			
E(f)	Non-residential creche, day centre or nursery	2	2		4*	1
E(g)	i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)	1	1			

* If obligated under 2023 Regulations

** Number of bins will be subject to uplift frequency - early discussion with LPA needed.

Sui Generis	Use is 'of its own kind'	Waste streams				
		General/ Residual 1100L	Mixed Recycle Include. Card, paper plastics & metal cans 1100L	Glass **	Food Waste 240L*	Cooking oil
	Public house, wine bar or drinking establishment	3	3	6**	6*	1
	Hot food takeaway	3	3		2*	1
	Live music performance venue	3	3	6**		
	Cinema	3	3	6**		
	Theatre	3	3	6**		
	Concert hall, bingo hall, dance hall	3	3	6**		
	Amusement arcade/centre or funfair	2	2			
	Laundrette	1	1			
	Petrol filling station	3	3			
	Taxi business or business for the hire of motor vehicles	1	1			
	Scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles					
	Hostel	2	1			
	Waste disposal installation					
	Retail warehouse club	3	3			
	Nightclub	3	3	6**		
	Casino	2	2	6**		
	Betting office	1	1			
	Pay day loan shop	1	1			

		Waste streams				
		General/Residual 1100L	Mixed Recycle Include: Card, paper plastics & metal cans 1100L	Glass	Food Waste TBC	Cooking oil
F1	Learning and non-residential institutions					
	a) For the provision of education	The required provision for Class F1 uses should be discussed at any early stage of design with the Council				
	b) For the display of artwork (not for sale or hire)					
	c) As a museum					
	d) As a public library or public reading room					
	e) As a public hall or exhibition hall					
	f) For, or in connection with, public worship or religious instruction					
	g) As a law court					

		Waste streams				
		General/Residual 1100L	Mixed Recycle Include: Card, paper plastics & metal cans 1100L	Glass	Food Waste TBC	Cooking oil
F1	Local community uses					
	a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location	1	1			
	b) Community halls and meeting places	1	1			
	c) Outdoor sport or recreation (not involving motorised vehicles or firearms)	1	1			
	d) Swimming pool or ice-skating rink	1	1			

4.4 Design of Bin Stores

Waste storage facilities should always form an integral part of the overall design of a building. It should be placed in an accessible location, which is enclosed and safe.

The use of innovative design solutions can be considered on a case-by-case basis, for example underground storage of bins. In these cases it will be necessary to set out a robust and sustainable collection strategy which would provide both a high standard of design and for the efficient and timely collection of waste for the lifetime of the development and secured through the terms of a section 106 agreement.



Enclosed and safe bins stores

5 Enforcement

The City Council's Corporate Enforcement Policy recognises that it will exercise its regulatory activities in a way which is:

- Proportionate
- Accountable
- Consistent
- Transparent
- Targeted

Where appropriate, the City Council will seek to address issues relating to domestic and commercial waste management through advisory and educational means. It is recognised, however, that use of formal enforcement powers may be necessary in some circumstances. Such powers will be utilised in a transparent, reasonable, and proportionate way, in keeping with the relevant enforcement and prosecution policy, to ensure bins do not become a hazard or impact upon local amenity.

Town and Country Planning Act 1990

Developments which have a requirement for bin storage space will have a condition attached to the planning permission requiring that the storage area is formed prior to the use commencing and all containers are stored in the approved storage area, in accordance with an approved waste management plan. If the development subsequently commences operation without the approved bin storage facilities, or where bins are not stored in the approved location, then Planning Enforcement powers can be used under section 187A of the Town and Country Planning Act. Summary prosecution can be brought in the Magistrates' Court for the offence of contravening an enforcement notice and fines issued.

Highways Act 1980

Bins should not be stored on the highway. Bins stored on the highway can be in breach of s137 of the Highways Act 1980 which relates to "wilful obstruction of the highway". If found guilty of the offence, this can lead to a custodial sentence and/or a fixed penalty notice.

Environmental Protection Act 1990

Under s46 of the Environmental Protection Act 1990 the Council has powers to serve a notice on occupiers of a property to ensure that waste is placed for collection in receptacles of a kind and number specified, or in a particular location at a particular time to facilitate the collection of the contents. Failure to comply with such a notice may lead to a penalty notice being issued. The City Council will consider the enforcement powers under s46 where evidence of waste management issues is found relating to an individual property – for example, a repeatedly overflowing bin, failure to acquire a bin or failure to properly present the waste for collection.

Under s87 of the Environmental Protection Act 1990, the Council has powers to issue a fixed penalty notice to a person who throws, drops or deposits litter on open land to which the public has access without payment. Small-scale fly-tipping offences can be dealt with by issuing a fixed penalty notice to discharge liability for the offence. The fixed penalty is set at £200. The maximum penalty on conviction of fly-tipping is an unlimited fine and/or 5 years imprisonment. Use of these fixed penalty notice will follow the Council's operational guidance on the use of fixed penalty notices.

6 Appendices

Appendix 1 – Newcastle City Council Bin Types

Individual Bins (Residential):

Capacity (Litre)	British Standards	Container type	Height (mm)	Width (mm)	Depth (mm)
240	BS EN 840-1 1997	2 wheeled	1070	582	724
30	-	TBC	595	325	283

Shared Bins (Residential):

Capacity (Litre)	British Standards	Container type	Height (mm)	Width (mm)	Depth (mm)
240	BS EN 840-1 1997	2 wheeled	1070	582	724
1100	BS EN 840 -2 1997 (must be metal bodied)	4 wheeled	1390	1260	1080

Commercial Bins:

Capacity (Litre)	British Standards	Container type	Height (mm)	Width (mm)	Depth (mm)
240	BS EN 840-1 1997	2 wheeled	1070	582	724
360	BS EN 840-1997	2 wheeled	1098	880	610
660*	BS EN 840-1997 (metal bodied)	4 wheeled	1350	1260	720
1100	BS EN 840 -2 1997 (must be metal bodied)	4 wheeled	1390	1260	1080

All bins and caddies must be:

- Manufactured from not less than 50% recycled material
- Embossed, hot foil stamped or engraved with the NCC logo on the body (this can be provided on request) to identify the bin

Additionally, the following are also required:



1100l recycling bins:

- Must have a black body with a flat lid (not a roll top) with a smaller blue lid
- Must have central locking on the wheels
- Must have lockable lid (push button lock system)
- Must have a 2-part restrictor lid to deter people putting black bags in

1100l refuse bins:

- Must have a black body with a flat lid (not a roll top)
- Must have central locking on the wheels
- Must have lockable lid (push button lock system)

240l bins:

- Green bins for refuse - colour RAL6010
- Blue bins for recycling - colour RAL5002
- Any blue bin for glass only must have labels or embossing stating glass only.
- Lids must be the same colour as the body of the bins
- Fitted on hollow axles

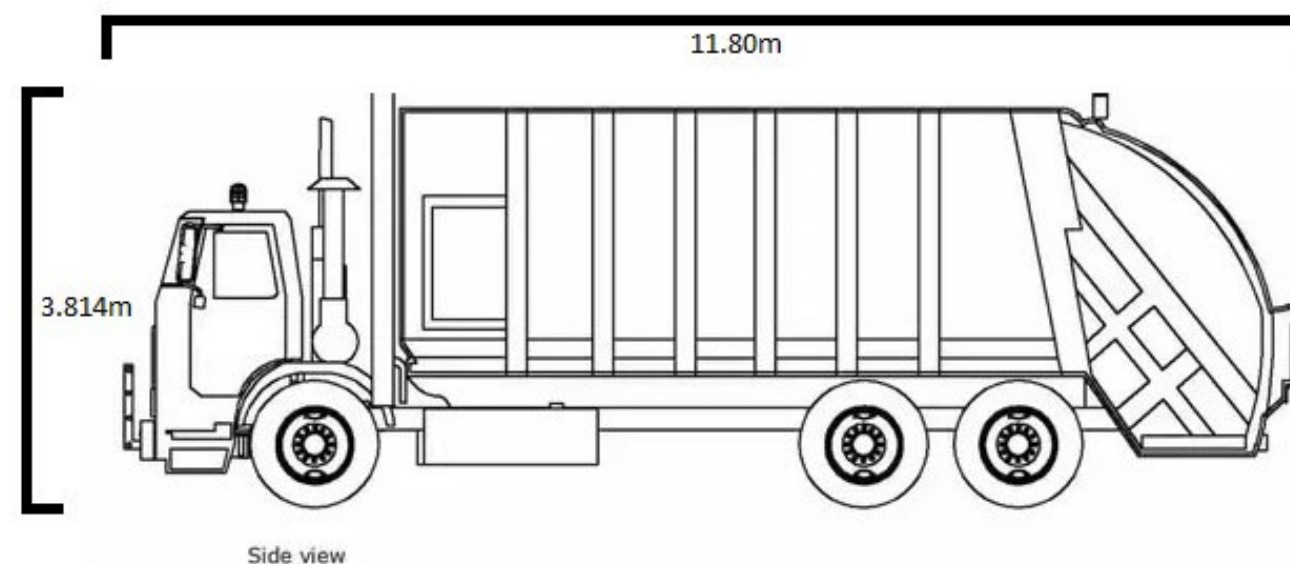
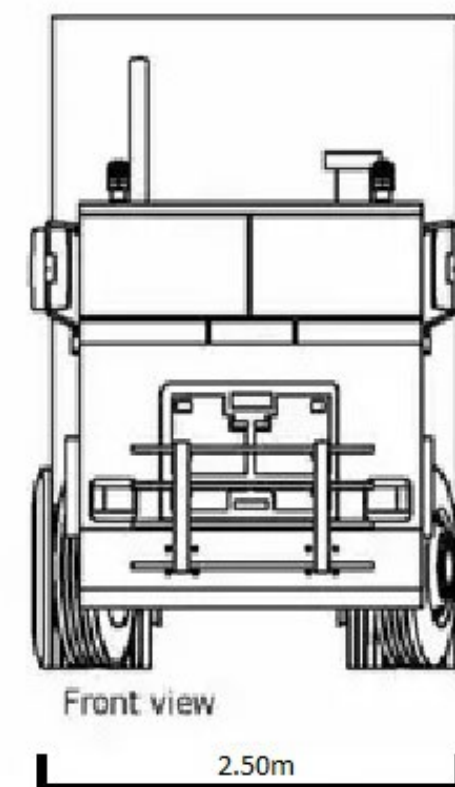
Details of food waste container will be published shortly.

Appendix 2 – Size of Waste collection vehicles

It is important that the new developments are designed to accommodate a 26 tonne vehicle of up to 11.8 metre length. Developments will be required to show a swept path analysis for this size refuse vehicle with the following dimensions:

Waste collection vehicle routes must have a minimum clear height of 4.5 m, to clear all overhead fixtures and fittings.

In a limited number of cases where accessibility to an existing site for a standard vehicle is restricted, a reduced size vehicle may be utilised to gain access to bin storage area. However, these cases will need to be agreed in advance with the Council's Collection Team as part of a pre-application request and with a full justification set out in the Waste Management Plan to accompany a planning application.



Appendix 3- Newcastle upon Tyne Local Plan Waste and Recycling Planning Policies

There are several Local Plan policies which cover the provision and access to waste storage:

<https://www.newcastle.gov.uk/services/planning-building-and-development/planning-policy/newcastle-local-plan>

Policy DM34 of the DAP covers the need for recycling and waste storage provision. It states:

The location and appearance of refuse storage and recycling provision will be required to be an integral part of the development and demonstrate high-quality design of waste facilities. Refuse storage and recycling provision will be required to provide:

- The necessary capacity needed by the development, and which can be adequately accessed so that waste can be serviced by refuse collection vehicles.
- For non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.
- For other residential development, space for the storage of individual recycling and refuse bins to reflect the current collection regime and communal recycling facilities and refuse bins of the required capacity to serve the proposed development as a whole; and

- For residential properties with private gardens provision for the separate storage of garden waste for collection or composting.

This policy requires all new development to include recycling and waste provision of adequate quantity and quality, in the interests of ensuring that the visual appearance, amenity and safety of areas is maintained. Waste management strategies should accompany planning applications for new development to explain the rationale for the proposed location and design of the facilities to be provided and collection arrangements.

Policy UC8 (Freight and Servicing) requires the management and servicing of developments within the Urban Core through promoting sustainable freight movement to minimise the impact on the environment and quality of place.

Policy DM12 (Parking and Servicing) – requires development to manage its servicing needs by providing adequate drop-off and collection, servicing and loading facilities. Development will be required to demonstrate how any servicing and loading requirements associated with its day-to-day operation have been incorporated into its design and how the routes and space required for the manoeuvring of waste collection and delivery vehicles will be accommodated.

Policy DM20 requires development to deliver high quality and sustainable design by (inter alia); Integrating mechanical plant, waste and cycle storage into the design of a building.



Mayor's Walk, Helix - Bins Store

Appendix 4



For use with Residential and Commercial Planning Applications

Address of proposed development:	
Description of development:	

Guidance on Completing the Form

For **Residential** dwellings where individual waste storage containers are proposed for each unit, normally 1 to 3 storey buildings only, complete Sections 1 and 4.

For **Residential** dwellings where shared waste storage containers are proposed, complete Sections 2 and 4.

For **Commercial** Developments, complete Sections 3 and 4.

For **mixed use development** please ensure sections 1, 2, 3 and 4 are completed, where relevant, demonstrating all commercial and residential waste will be stored separately.

This form and supporting information should be included within your planning application, in accordance with the requirements of the Tyneside Validation Checklist.

Section 1 – Residential dwellings with individual waste storage.

1.1 Quantity and Storage of Containers

The table below sets out the quantity of containers identified for each dwelling with individual waste storage.

	Waste Types	Number of containers required per dwelling
Mandatory collection	General Waste	1x 240ltr wheeled bin
	Mixed Recycling	1x 240ltr wheeled bin (including internal 40ltr caddy for glass)
	Food Waste	1x 23 -30ltr caddy
Optional collection	Garden Waste	1x 240ltr wheeled bin*

*Occupants of units which include private outdoor space may opt to subscribe to the council's Garden Waste Collection and will require space for an additional 240ltr wheeled bin.

Developers need to allow space for an additional container to be stored at these units.

Please confirm the following for your development:

	Yes/No – if no please explain why
Each dwelling will have sufficient storage capacity for the maximum (4) bins in an appropriate location.	
The collection areas (where required) will be appropriately located and of suitable size for the number of dwellings each serves.	

Section 2 – Residential dwellings with shared waste storage.

2.1 Housing Mix

Complete the table below setting out the mix of unit size and type proposed.

Dwelling type	Quantity and occupancy	Number of bedrooms per unit						Totals
		1 bed 1 or 2 person	2 bed 3 or 4 person	3 bed 4, 5 or 6 person	4 bed 5, 6, 7 or 8 person	5 bed 5, 6, 7 or 8 person	6 bed or more 6, 7, 8 or more person	
Houses	No of units							
	Max occ.							
Flats	No of units							
	Max occ.							
Sheltered housing	No of units							
	Max occ.							
Bedsits/ Studio	No of units							
	Max occ.							
Cluster flats/ HMO	No of units							
	Max occ.							
Other. Please state: -----	No of units							
	Max occ.							
Total of units								
Total of occupancy								

2.2 Capacity of Containers

Newcastle City Council calculates baseline waste storage requirements on the following assumptions:

Weekly storage capacity required per person	
Residual Waste	30 litres
Mixed Recycling	30 litres
Glass	5 litres
Food	6 litres
As a matter of good practice, we would recommend the above figures plus 10%.	

Please note the council's current collection frequency is weekly collections alternating between Residual and Recycling, therefore storage is required for **60 litres of Residual Waste and 60 litres of Mixed Recycling per person per fortnight**.

If your bin storage cannot accommodate this capacity and requires a more frequent collection, then the council cannot service the development. A s106 agreement or planning condition will be required to secure private contractor collections for the lifetime of the development.

2.3 Proposed Waste Storage Capacity and Collection arrangements

Based on the information set out in Sections 2.1 and 2.2, please complete the table below setting out the waste storage capacities for the proposed development.

Waste Type	Anticipated weekly waste storage requirements based upon tables above. <i>i.e., max no. of occupants X waste capacity.</i>	Quantities of bins to be provided in the development <i>e.g., 2x 1100ltrs 2x 240ltrs.</i>	Total Capacity of bins to be provided.	Frequency of collection for each waste type
Residual Waste	<i>ltrs</i>		<i>ltrs</i>	
Mixed Recycling	<i>ltrs</i>		<i>ltrs</i>	
Glass	<i>ltrs</i>		<i>ltrs</i>	
Food Waste	<i>ltrs</i>		<i>ltrs</i>	
Total	<i>ltrs</i>		<i>ltrs</i>	

Section 3 - Commercial Developments.

3.1 – Commercial Uses and Waste Storage Proposals

Please use the guidance document to complete the table below setting out the mix of unit size and type proposed

Type of commercial unit(s). Please provide detail.	Number of commercial units	Total floor area for each use type	List proposed bin sizes (ltrs) & quantity for each waste type, <i>e.g.,</i> <i>Mixed recycling:</i> <i>1100ltr x2</i> <i>Residual: 1100ltr. x 2</i>	Total storage capacity for each waste type, e.g., <i>Mixed recycling:</i> <i>2200ltr</i> <i>Residual: 2200ltr</i>
Class B2 – General Industry				
Class C8 -Storage and Distribution				
Class C1 - Hotel				
Class E(a) - Shop/retail other than the sale of hot food				
Class E(b) -Food and drink consumed on the premises				
Class E(c) and E(g) -offices, research and development,				

financial services and light industry				
Class E(d) - Indoor sports and recreation				
Class E(e) -Medical services				
Class E(f) and Class F - Non-residential creche, day centre and nursery, learning institutions, places of worship and art galleries				
Class F2 - Local community uses				
Sui Generis – Other uses not listed above e.g. Hot food takeaway/bar/ night club- please list each of these uses separately below				
Total				

Section 4 - All Developments.

The information you have provided in the section(s) above will be used to calculate if your bin stores have sufficient capacity to comply with our collection frequency, and that the location of your collection point is suitable for servicing by our waste collection vehicles.

4.1 Waste Storage Design

Details of the bin store, including the segregation of waste and recycling. As a minimum, residual, recycling, and glass, plus food waste, if relevant, will need separate bin storage. Please include:

- Description of waste storage proposals including capacity, location and access arrangements
- Enclosure details
- Collection point locations
- Collection arrangements and frequency
- Plan references (attach plans as appendix)
- Waste Management Plan (attach as appendix)

4.2 Compliance with guidance

Please complete the tables below:

	Yes/No	See section of Guidance
Has sufficient space been provided for the number of bins required, both in terms of the bin store and the bin collection point?		4.1, 4.2, 4,3
Is the bin store integral to the design of the scheme in an accessible and safe location?		4.1, 4.2, 4.3, 4.4
For mixed use developments: Has separate bin storage been provided for household waste and commercial waste?		4.1, 4.2, 4,3
For residential development with individual bins: Is the bin store no more than 30 metres from an external door and the bin collection point no more than 25 metres from the resident's bin store?		4.1
Are the gradients of all carrying routes no more than 1:12 and avoiding steps		4.1, 4.2, 4,3
For residential developments: Is the bin collection point immediately adjacent to an adopted highway?		4.1, 4.2
Are there dropped kerbs between the collection point and adjacent highway?		4.1, 4.2, 4.3
Has the correct refuse vehicle size been tracked on the highway?		Appendix 2
For shared residential, commercial and mixed use development: Will the refuse vehicle have to cross onto private/unadopted roads to collect bins?		4.2, 4.3
Have plans which show the location and capacity of bin storage areas been supplied?		4.1, 4.2, 4.3
Have plans showing the location of all collection points been supplied?		4.1, 4.2, 4.3
Have bin stores been designed to ensure that doors do not encroach onto the highway?		4.1, 4.2, 4.3
Considering the Council's stated collection frequencies, are you proposing to use Newcastle City Council's collection service?		Full details must be provided in the

4.3 Responsibility

Who will be responsible for placing the bins at the collection point and returning them to the store/property promptly following the collection? (e.g. resident/management company/individual business).

Property Type	Responsibility (for mixed use development complete all relevant sections)
Dwellings with individual bins	
Dwellings with shared bins	
Commercial	

4.4 Making your application

Please ensure that you have attached the following supporting information:
<ol style="list-style-type: none"> 1. Detailed plans and elevations of the design of the waste stores and collection point 2. Location plans showing position of stores 3. Location plans showing the proposed collection point 4. Plans showing the route the collection vehicle will take 5. Your site specific Waste Management Plan

Please ensure that you have completed this form in accordance with the city's Development Guidance Note: Provision of Waste and Recycling Collection and Storage Facilities

This form and copies of the supporting information should be included within your planning application, in accordance with the requirements of the Tyneside Validation Checklist.

Appendix 5- Further Reading on Waste Storage Solutions and contact details

National Guidance

- [Building Regulations 2010- Approved Document H- Drainage and Waste Disposal](https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf). Accessible: https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf
- [BR_PDF_AD_H_2015.pdf \(publishing.service.gov.uk\)](https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf). Accessible: https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf
- [National Design Guide \(2021\)](https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf). Accessible: https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf
- [National Planning Policy for Waste \(2014\)](https://assets.publishing.service.gov.uk/media/5a7ef594e5274a2e8ab4946c/141015_National_Planning_Policy_for_Waste.pdf) – Ministry of Housing, Communities and Local Government. Accessible: https://assets.publishing.service.gov.uk/media/5a7ef594e5274a2e8ab4946c/141015_National_Planning_Policy_for_Waste.pdf
- [Resources and waste strategy for England \(2018\)](https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england) Accessible: <https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england>
- [Waste management Plan for England \(2013\)](https://www.gov.uk/government/publications/waste-management-plan-for-england) Accessible: <https://www.gov.uk/government/publications/waste-management-plan-for-england>

Newcastle upon Tyne Documents

- [Bins policies and rules](https://www.newcastle.gov.uk/services/environment-and-waste/rubbish-and-recycling/bin-policies-and-rules). Accessible: <https://www.newcastle.gov.uk/services/environment-and-waste/rubbish-and-recycling/bin-policies-and-rules>
- [Commercial Waste Disposal](https://www.newcastle.gov.uk/services/environment-and-waste/commercial-waste-disposal). Accessible: <https://www.newcastle.gov.uk/services/environment-and-waste/commercial-waste-disposal>
- [Developers and in for new builds](https://www.newcastle.gov.uk/services/environment-and-waste/commercial-waste-disposal/developers-and-bins-new-builds). Accessible: <https://www.newcastle.gov.uk/services/environment-and-waste/commercial-waste-disposal/developers-and-bins-new-builds>
- [Garden Waste Scheme Terms and Conditions](https://www.newcastle.gov.uk/services/environment-and-waste/rubbish-and-recycling/garden-waste-service/garden-waste-scheme-terms). Accessible: <https://www.newcastle.gov.uk/services/environment-and-waste/rubbish-and-recycling/garden-waste-service/garden-waste-scheme-terms>
- [Local Plan \(comprising the Core Strategy and urban Core Plan for Gateshead and Newcastle upon Tyne and Newcastle upon Tyne Development and Allocations Plan\)](https://www.newcastle.gov.uk/services/planning-building-and-development/planning-policy/newcastle-local-plan). Accessible: <https://www.newcastle.gov.uk/services/planning-building-and-development/planning-policy/newcastle-local-plan>
- [A Guide to Planning Applications](https://www.newcastle.gov.uk/services/planning-building-and-development/apply-planning-permission/guide-planning). Accessible: <https://www.newcastle.gov.uk/services/planning-building-and-development/apply-planning-permission/guide-planning>

7 Glossary

Bin store/ storage area - the location where bins are stored on a day-to-day basis.

Kerbside collection point – this is a point directly adjacent to the adopted highway where bins are placed on the day of collection.

Receptacles / containers / bins – interchangeable names given to a type of container intended to store waste.

Residual Waste – waste that cannot be recycled. In practice this is waste which has been deposited in the 'residual waste bin' or 'general waste bin'. Residents and businesses are encouraged to ensure that all recyclable waste is put into their recycling bin.

Waste Hierarchy – The waste hierarchy ranks waste management options according to what is best for the environment. It gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g. landfill).