

Stella Brown

From: Raymond Smith
Sent: 03 May 2023 06:07
To: planning
Subject: Comments to planning application WD/2022/3222/MAO
Categories: Consultee

F.A.O Claire Turner

Sorry for the delay in providing a response to you on this application.

I have no objection to the proposed development; however, the following points need to be considered:

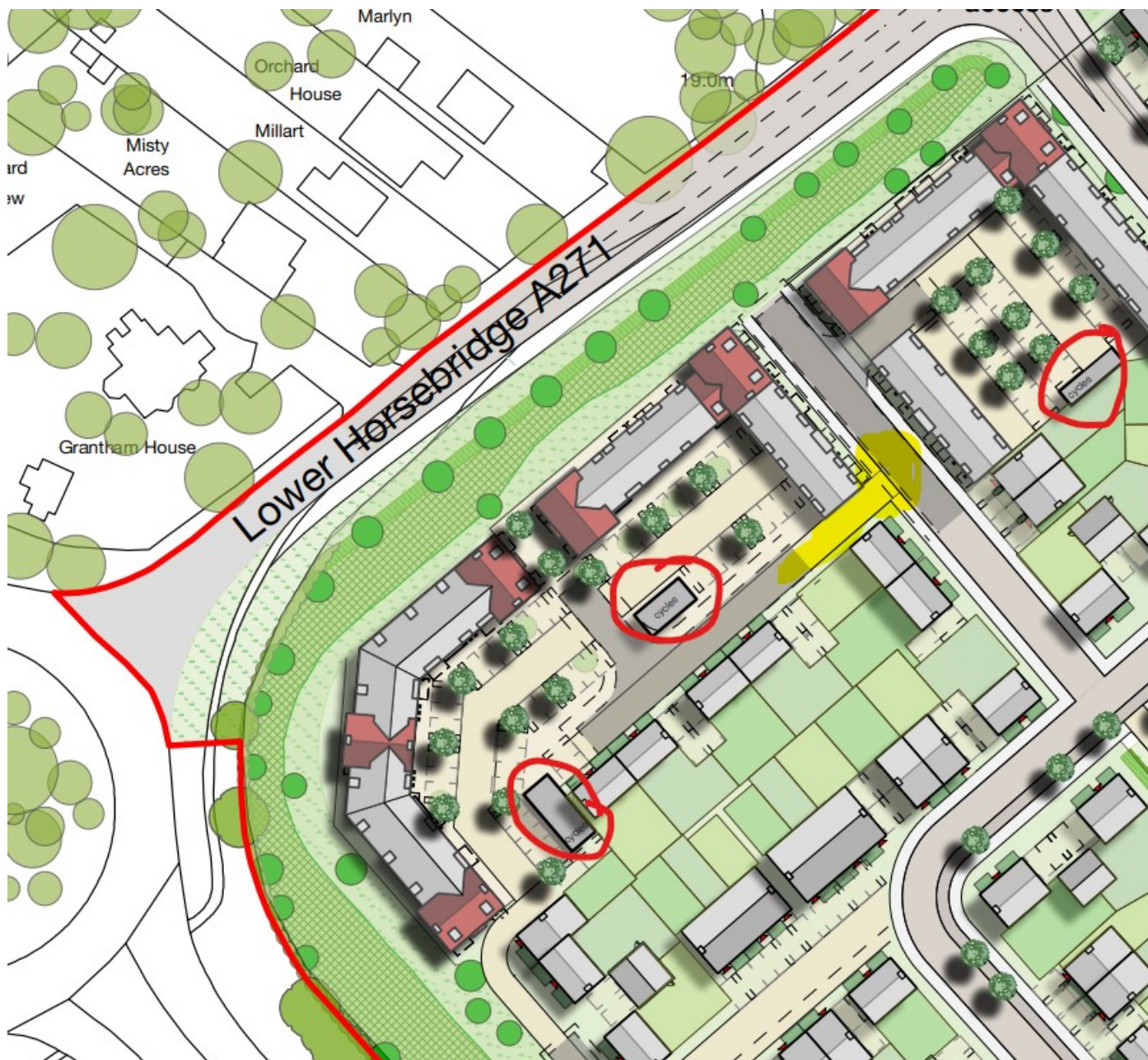
Each dwelling should have adequate storage for 1 x 180 litre refuse bins and 1 x 240 litre recycling bin. Residents may also subscribe to the garden waste service for either a 140 or 240 litre garden waste bin (subscription charge started July 2019).

Details on the size of these bins/containers can be found at the following address.
<https://www.wealden.gov.uk/recycling-and-waste/recycling-and-waste-collection-container-size/>

Residents will be required to move the bins from a storage point within the boundary of the property, to a suitable collection point on the scheduled collection day.

Before I could fully comment, I would require swept path analysis to be provided, showing access from A271, all junctions within the site and any turning heads are suitable for a collection vehicle up to 12m in length as detailed in the [partnership developers guide](#). Therefore, I suggest that swept path analysis is provided using either the Phoenix 2 Duo (P2-15W with Elite 6x4 chassis) or Vulture 3025(N) (with Scania P94GB 8x4 NB300 chassis) as these are likely to be the largest size vehicles that could be used in the future.

At present from the indicative layout, there are several areas of concerns especially around the location of what I assume to be flats as shown below. On the plan there are no details of any bin stores only cycles (so assuming this is a combined cycle and bin store) I have concerns that these locations are at the furthest point away from the access road. In addition, the junction that I have highlighted is one of the smallest on the development, with the building right up against the edge of the access road further restricting access. Therefore, I do not consider that this would be suitable, (although this can be proved otherwise with the provision of swept path analysis).



From the illustrative Master plan, it looks like the nearly half of the properties would be flats located towards the northern side of the site. Indicating that any bins stores that are provided are going to have to be large enough to accommodate a large number of bins. Full details of what would be provided can be given if you confirm the locations of bin stores and the number of flats expected to use each bin store. As an indication we provide as a minimum 180 litre refuse and 240 litres recycling per dwelling. At communal properties depending on the number of properties using a bin store we may provide bins up to 1100 litres in size. However, where these are used, we need to be able to get the collection vehicle within 10m of these bin stores to limit the drag distance of this size bin.

The best way to show where a collection vehicle is expected to gain access to and where storage/presentation points are considered to be, is by providing a waste strategy. This helps understand the storage and presentation location for each property.

In the example below, plots 41 to 43 would present at a bin presentation point, which is within 25 metres of where the collection vehicle stops outside of plot 40. Plots 38-40 present at the fronts of their property, either on the edge of their driveway or on the pavement.



In addition, (where required) this will show the resident walk (maximum 30m) and crew walk (maximum 25m unless 660 or 1100 litre bins are used and this distance reduces to 10m) for each property based where the vehicle can access. Currently no details have been provided to show the access point into the communal properties, but I suspect some of these may be in excess of 30m away from a bin store.

I am happy to discuss any issues raised.

Regards

Ray

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