



# Waste Management Facilities

New Forest District Council (outside the National  
Park)

Technical Guidance Note for New Residential  
Development

May 2025

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# 1. Purpose of this Technical Guidance Note

This Technical Guidance Note relates to the New Forest District outside of the National Park. It has been published by New Forest District Council to set out the requirements for waste<sup>1</sup> storage and collection at new residential development. It seeks to ensure that the need for waste segregation, recycling and collection is taken into account in the design and layout of developments by providing sufficient and suitable waste storage areas for each property. This document replaces the *Waste management facilities in new residential development: Technical Guidance Note 2022*.

Waste and recycling are the only Council services that are delivered directly to every household, every week. The way people manage and store their waste ready for collection can impact their personal environment and wellbeing. Giving residents space to recycle is an important factor in increasing recycling and impacting climate change.

The Government are making changes to help shift our country towards a more circular economy which will maximise the recovery of valuable natural resources and keep materials in use for longer. The way NFDC collects waste needs to adapt in order to achieve this aim. It is important that this is facilitated through planning to support the householder as it is likely that, as recycling infrastructure improves, more materials will be included in legislative changes to local authority collections and therefore further separation of waste will be required in the future.

The Government's national recycling targets may require more separation of materials, and greater separation will require more space. The dimensions must be treated as a minimum and further consideration should be given for possible future expansion of recycling services to all property types.

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<sup>1</sup> The term 'Waste' refers to all materials to be collected from properties by New Forest District Council, including those destined for re-use or recycling.

This guidance does not cover commercial and business waste management. However, the Council will require new commercial and business development to have an effective and environmentally sensitive waste management plan agreed as part of a planning permission. (See Policy STR8 of the adopted New Forest District Local Plan 2016-2036.)

Further background information and policy context relating to waste and recycling can be found in Appendix 1.

## 2. Key Issues

A number of issues arise in connection with waste storage and collection. These include:

- **Visual impact:** bins and communal waste areas can have a considerable impact on the street scene and local landscape quality, and can obstruct access and detract from residential amenities. This is especially the case with higher density flat developments. Guidance is therefore needed on external design and space requirements to reduce these impacts.
- **Separation of waste and recycling:** there is a pressing need to reduce the volumes of waste going to landfill, and there are Government, regional and local targets to reduce and recycle waste. Separation of waste at source will help achieve these targets. Moreover, the design of storage for waste bins and containers will need to reflect the increased number of waste streams and bins in the district.
- **Access:** convenient access for both users of waste storage facilities and those who collect waste assists with recycling and efficient provision of waste collection services. Guidance is needed for adequate access to properties so that vehicle fleets can carry out collections efficiently and safely.
- **Pollution:** waste materials can create odours and attract vermin. Some, such as glass storage and collection points, can also involve noise.
- **Safety:** waste storage can create a fire hazard and have other adverse impacts on public health.

Many of these issues can be mitigated by appropriate design and location of waste storage and collection facilities.

The integration of waste and recycling storage should be considered from the earliest stages of the site layout and design.

## 3. Development Guidelines

### 3.1 Single dwellings and flatted developments of up to four units

The requirements set out below relate to each individual property

#### Internal storage – all forms of residential development

Developers should provide adequate internal storage in or near to the kitchen to accommodate three waste and recycling containers of at least 23 litres in size as well as a 7-litre storage capacity for food waste. These are for use before waste is transferred to external storage for collection. For properties where guidance-compliant external waste storage requirements cannot be fully achieved, the internal waste storage should be commensurately increased to ensure that interim waste storage in the public realm or in communal areas is avoided.

#### External storage

Collection occurs from the kerbside. Residents are required to place their waste and recycling containers at the edge of their property, where it meets the public highway. In the case of Houses of Multiple Occupancy (HMOs) and flats, collection may take place from a communal waste and recycling storage area where appropriate. Table 1 below sets out the dimensions required for external storage areas. There must also be a minimum height of 2300mm to allow the bin lid to be opened easily. External storage for bins must also be suitably shaded.

For larger developments of 5 dwellings or more, recycling points should be provided within the development which meet the requirements of BS5906:2005 (Waste management in buildings - Code of practice 2005) or the appropriate British Standards at time of approval.

The type of storage that is appropriate varies with the type of dwelling, as follows:

**Detached, semi-detached and end-of-terrace dwellings with side access:**

external waste storage areas should be provided within the curtilage of the dwelling or an associated built storage area, screened or sited out of public view but readily accessible to the occupiers. The layout should enable waste storage vessels to be moved easily to the point where they can be collected, e.g. the roadside or a communal collection point.

The location of external waste and recycling storage areas should be such that where householders need to carry waste it should not exceed 30 metres from the dwelling. Containers should be located within 25 metres of the waste collection point (Building Regulations Part H6).

**Mid-terrace dwellings and other properties without side or rear access:**

dwellings must include an enclosed waste store integrated within the curtilage of the dwelling or associated garage, and readily accessible to both occupiers and the roadside or area from which the waste sacks or bins are collected.

*Table 1: Dimensions of minimum external storage required for each bin per dwelling (single dwelling or flatted development up to 4 units)*

<b>Container type (all containers must be accommodated)</b>	<b>Dimensions</b>	<b>Floorspace required (inc. 150mm clearance around bins)</b>
240L Wheeled Bin (Dry Mixed Recycling)	590mm (W) x 740mm (D) x 1100mm (H)	750mm (W) x 900mm (D)
180L Wheeled Bin (Residual waste)	590mm (W) x 740mm (D) x 1100mm (H)	750mm (W) x 900mm (D)
240L Wheeled Bin (Garden waste)	590mm (W) x 740mm (D) x 1100mm (H)	750mm (W) x 900mm (D)
55L Plastic box for additional recyclable material	610mm (W) x 440mm (D) x 350mm (H)	750mm (W) x 500mm (D)

23L Caddy for food waste	350mm (W) x 400mm (D) x 405mm (H)	500mm (W) x 550mm (D)
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## 3.2 Flatted developments of 5 or more dwellings

Providing adequate space for the required number of bins will be a greater challenge on higher density schemes, and flatted developments require particular solutions.

### Communal external storage

For flats of 5 units or more provision should be made to accommodate the provision of bin containers as set out in Table 2 below.

Communal waste and recycling storage areas must be designed to be appropriate for their setting as an integral part of the development (which will need detailed consideration in Conservation Areas). The stores should be provided within one or more purpose-designed, roofed enclosures integrated in terms of design with the rest of the development and the landscaping scheme. They should not be visible from public areas or the street scene. Additionally, waste stores should be separate facilities from cycle stores for security purposes and to prevent any obstacles to manual handling. For large developments, several waste and recycling storage areas may be appropriate. It is expected that ongoing management and maintenance of communal areas will be overseen by a relevant management company.

Communal external stores should also provide an additional location for the disposal of bulky household waste, such as furniture and white goods.



To reduce clutter and enhance the quality of the public realm the waste storage location should also be the waste collection point. The location of external waste and recycling storage areas should be such that where householders need to carry waste it should not exceed 30 metres (but should be nearer in the case of sheltered housing and accommodation designed for the elderly). Containers of 1100L should be within 15 metres of the curb-side waste collection point. The safe and positive appearance of the development on waste collection days must be part of the thinking at design stage.

### Detail required at planning application stage

Drawings showing building accesses, storage and collection points, and the corresponding distance between these and the proposed collection vehicle route should be included in the Design and Access Statements submitted with the application. The aim must be to design buildings, streets and spaces which are sympathetic to the environment and their context, by respecting and enhancing local distinctiveness and character.

Varying sizes of development will require different requirements for communal storage. Developments of 5 or more dwellings will need to increase storage provision in line with Tables Table 2 & Table 3 below.

*Table 2: Number and size of external storage areas for each bin per dwelling (for flatted developments of 5 or more dwellings)*

<b>Number of dwellings (flats)</b>	<b>Number of Residual waste bins</b>	<b>Number of Dry Mixed Recycling bins</b>	<b>Number of Recycling glass containers</b>	<b>Number of Food Waste containers /caddies</b>
1 – 4 dwellings (see section 3.2 above)	1 x 180L bin per dwelling	1 x 240L bin per dwelling	1 x 55L plastic box per dwelling	1 x 23L caddy per dwelling
5 or more dwellings*	1100L bin per 6 dwellings	1100L bin per 5 dwellings	1 x 240L bin per 5 dwellings	1 x 140L bin per 8 dwellings

\*Example 1 - flatted development comprising of 6 dwellings: the number of bins needed should be calculated to the nearest 5 dwellings (i.e. 5 dwellings), so this would require spaces for at least two 1100 litre 4-wheeled bins, plus one 240 litre 2-wheeled bin for glass recycling, and one 140L 2-wheeled bin for food waste should be provided.

\*Example 2 - flatted development comprising of 18 dwellings: the number of bins needed should be calculated to the nearest 5 dwellings (i.e. 20 dwellings), so this would require spaces for at least seven 1100 litre 4-wheeled bins (three refuse, four recycling), plus four 240 litre 2-wheeled bins for glass recycling, and two 140L 2-wheeled bins for food waste should be provided.

*Table 3: Dimensions of external storage areas for each bin per dwelling (flat developments of 5 or more dwellings)*

<b>Container</b>	<b>Dimensions</b>	<b>Floorspace required (inc. 150mm clearance around bins)</b>
1100L Wheeled bin (Residual waste)	1370mm (W) x 1080mm (D) x 1370mm (H)	1520mm (W) x 1230mm (D)
1100L Wheeled bin (Dry Mixed Recycling)	1370mm (W) x 1080mm (D) x 1370mm (H)	1520mm (W) x 1230mm (D)
240L Wheeled Bin (Recycling glass)	590mm (W) x 740mm (D) x 1100mm (H)	750mm (W) x 900mm (D)
140L Wheeled Bin for food waste	480mm (W) x 550mm (D) x 1060mm (H)	650mm (W) x 700mm (D)

A minimum 1.3m gap is required if 1100 litre bins are to be positioned facing each other. This will provide adequate space for each bin to be removed without the need to move the other containers in the store. Provision should be designed for washing down and draining the floor into a system suitable for receiving a polluted effluent (Approved Document H – Building Regulations 2010).

The siting and design of communal waste and recycling storage areas must also have regard to the impact of noise and smell on the occupiers of neighbouring properties, existing and proposed.

In exceptional circumstances where purpose-built enclosed spaces cannot be provided, screening must be installed to a height of at least 450mm above the top of the bins or other form of waste storage. All communal waste storage areas, including screened hard-standings and enclosed stores, should be sited to avoid any nuisance arising from odours, noise etc. Security should be provided for all communal waste storage areas, such as basic lighting (e.g. solar lights) and they should have drainage facilities to assist cleaning. Opportunities to design out opportunities for anti-social behaviour or fly tipping should be identified.

### Conversion of commercial property to residential use

There may be very particular challenges with finding external space for the requisite number of waste and recycling containers. Special regard will need to be had to the external storage on these developments and, where the storage units cannot be included into the existing structure of the existing property, the council will expect to see high quality screening solutions.

## 4. Access requirements for waste collection vehicles

Waste is typically taken from its point of generation to a temporary storage point outside the building and then moved to a previously agreed point for collection. As such, storage points and collection points should be convenient for both the user and the service crews to access without presenting a risk to health and safety. Collection points should be hard surfaced and should be of a size that will be capable of accommodating the required number of bins so there is no overflow onto footways or roads. These collection points should be identified on plans submitted in support of a planning application.

Access/approach roads should be designed to ensure that collections can be undertaken without delays, for example arising from obstacles such as street furniture and trees, poor pavement design and inappropriate siting of parking spaces. The road is likely to need a minimum width of at least 5 metres for waste collection vehicles to have adequate access, although narrower widths may be acceptable in some cases depending on the number and layout of dedicated parking spaces. There must be clear space around all vehicle types (domestic and/or commercial vehicles) sufficient to allow safe operation.

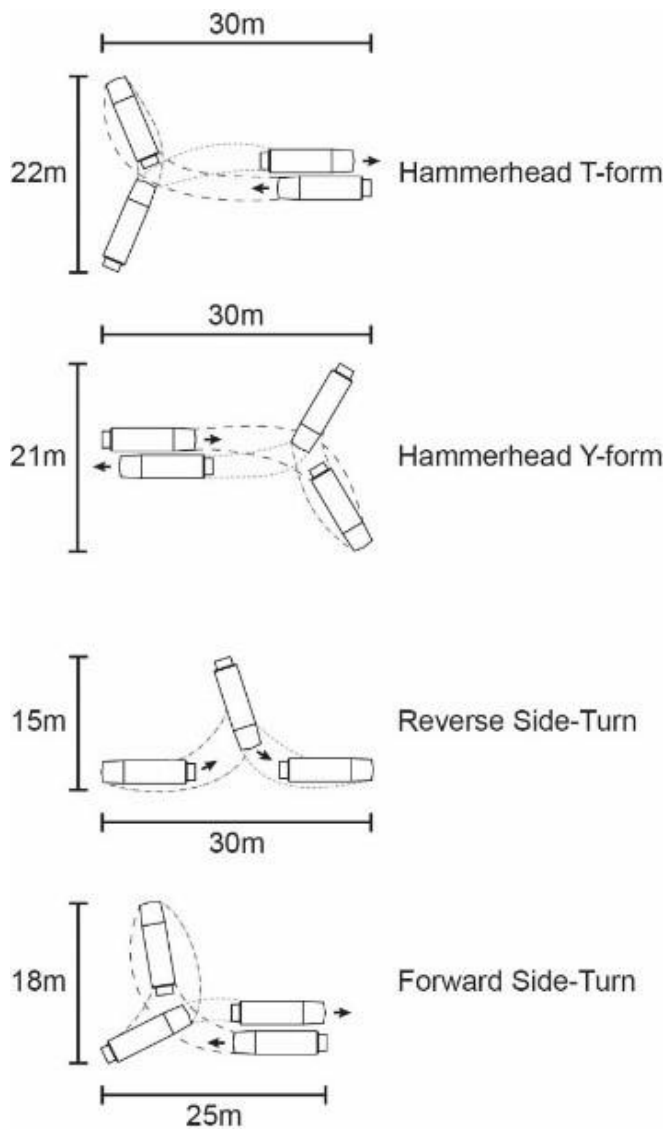
The collection vehicle must be able to enter and leave the site in a forward-facing direction and a turning circle or hammerhead must be provided so the vehicle can turn around if necessary. Reversing of waste collection vehicles is a dangerous operation and requires the use of reversing assistants to support the driver.

The distance from the bin collection point to the loading point at the back of the collection vehicle should not exceed 25 metres. If this distance is exceeded this will need to be discussed on a case-by-case basis. In all cases the applicant should discuss with NFDC waste department regarding the layout of the access collection points.

Where the development is to take place on an unadopted road, the access route owner / developer will need to sign an indemnity form in relation to waste collection. Please contact the waste department for further information.

The Council's recommended turning circles for collection vehicles are outlined in Figure 1 below.

Figure 1: Recommended turning circles for waste collection vehicles



# Appendix 1 – Background Information and Policy Context

## Local Context

Project Integra (PI) is the name for Hampshire's waste partnership. The partnership consists of 11 Waste Collection Authorities (WCA) of which NFDC is one. A WCA is responsible for the collection of waste. Hampshire County Council (HCC), as the Waste Disposal Authority (WDA) is responsible for disposing of the waste collected in its area, and it also operates Household Waste Recycling Centres (HWRCs). Veolia is the main waste disposal contractor, who operate Hampshire's 26 HWRCs. In view of the above, the council's waste strategy deals with each component of waste in turn:

- **Food waste:** separated by each household and deposited in a caddy. This has a strong impact upon recycling rate and residual waste reduction. The UK Government has indicated in its RaWS strategy that it aims to make separate weekly food waste collections mandatory. Waste composition data shows that 40% of black bag waste in NFDC is food waste. Targeting this material for recycling has a strong impact upon recycling rates and helps to reduce residual waste.
- **Dry Recycling:** twin stream – paper, card, cans, plastic bottles and other plastics in one stream, and glass in another. This twin stream approach allows the simple sorting by households. Stored in and collected from containers.
- **Residual waste:** remaining waste that cannot be recycled, alternating with dry recycling collection. Stored in and collected from containers.
- **Garden waste:** Stored in and collected from containers or sacks.

## Building Regulations

*'Approved Document H, Drainage and Waste Disposal (2015 edition), Part H6 Solid Waste Disposal', and British Standard BS5906:2005 'Waste management in buildings – Code of practice'* establish general principles for the location and design of waste storage facilities for various forms of development, including access (for users and the collection authority). They also contain detailed technical guidance on the provision and location of waste facilities.

## Government guidance

The UK government has published planning practice guidance relating to design. The National Design Guide (2021) addresses the question of how local planning authorities can achieve well designed places, by outlining and illustrating the Government's priorities for well-designed places. The National Design Code (2021) sits alongside the design guide and sets out how design codes and the guide should be used to inform development proposals, to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. The National Design Guide 2021 states in paragraph 88, *'Access for servicing is also well integrated into developments, including for refuse collection, deliveries and removals. Bin stores are carefully integrated so that bins are not visible from the street'*

The National Design Code sets out clear guidance on incorporating waste facilities into development:

*"Access for servicing is also well integrated into developments, including for refuse collection, deliveries and removals. Bin stores are carefully integrated so that bins are not visible from the street..."* (National Design Guide - p.24);

*"Well-designed places include a clear attention to detail. This considers how buildings operate in practice and how people access and use them on a day-to-day basis, both now and in future. They include:*

*Local waste storage, management and pick up: refuse bins for all the different types of collection, including landfill, recycling and food waste. They are accessible and well-integrated into the design of streets, spaces and buildings, to minimise visual impact, unsightliness and avoid clutter. Where refuse bins are required to be on a street frontage or in a location that is visible from a street, they are sited within well-designed refuse stores that are easy for occupants to use.” (ibid, p.40).*

In addition, the governments Guidance Notes for Design Codes is clear on how waste collection should inform the design of local roads:

*“Refuse collection: The road network needs to take account of access for refuse collection and emergency vehicles. The size of refuse collection vehicles varies between local authorities and depending on the waste collection system care needs to be taken to ensure that their turning requirements do not compromise the layout. Local authorities should also be mindful of the existing context to ensure local character and quality of place is not compromised by overestimating this requirement.” (Guidance Notes for Design Codes - p.16).*

Manual for Streets (2007) states: *“The design of new developments should not require waste bins to be left on the footway as they reduce its effective width. Waste bins on the footway pose a hazard for blind or partially sighted people and may prevent wheelchair and pushchair users from getting past...” (p.77).*

## New Forest District Council Local Plan (2016-2036)

The Technical Note contributes to the following objectives contained in the Local Plan:

### SO3 - Built environment and heritage

To provide high quality, safe and attractive living and working environments in our towns, villages and rural areas. To ensure that valued local character and distinctiveness is maintained, that new development is well-designed and is appropriate in scale, density, form and character to its context and landscape setting. To conserve, manage and where possible enhance listed buildings and other built heritage assets.



## SO10 - Infrastructure provision and sustainable access to opportunities and facilities

To secure provision of the social and physical infrastructure necessary to manage the impact of new development on existing services and communities. To enable participation by all age groups in active recreation to facilitate healthy lifestyles, by providing public open space and opportunities for leisure, sport and informal recreation. To improve safe access to opportunities, services and facilities that enable a fulfilling life including by walking, cycling and where viable by enhancements to public transport services.

The Technical Note provides additional guidance on the following Local Plan policies:

### Policy ST1: Achieving sustainable development

All new development will be expected to make a positive social, economic and environmental contribution to community and business life in the Plan Area by:

Meeting most development needs within settlement boundaries, in a manner that is appropriate for and proportionate to the nature and size of the settlement, and where there is or will be sufficient supporting infrastructure and services;

...vi. Ensuring that new development is adaptable to the future needs of occupiers and future-proofed for climate change and innovations in transport and communications technology.

### Policy STR8: Community services, infrastructure and facilities

In order to ensure the provision of adequate infrastructure and services to meet the current and future needs of residents and businesses in the Plan Area:

i. The Council will work with:

- a. Community service and infrastructure providers and business interests, to support or enable their delivery of transport, utilities, communications and community service infrastructure projects and facilities that help to address the current and future needs of communities and businesses in the Plan Area; and
  - b. Developers through the planning application process, to ensure that proposed developments make sufficient provision for the needs of future occupiers, and mitigate their impacts on existing services and facilities in accordance with Policy IMPL1: Developer contributions and the requirements set out in the Strategic Site Allocation Policies and the Infrastructure Delivery Plan.
- ii. The Council will support proposals for:
- c. Utilities, communications and transport infrastructure developments that are designed to avoid wherever possible, otherwise to minimise and adequately mitigate, any adverse environmental, health, safety and landscape impacts.

#### Policy CCC1: Safe and healthy communities

- i. Development should not result in pollution or hazards which prejudice the health and safety of communities and their environments, including air quality and the water environment. Where necessary to enable development to take place, appropriate measures will be required to prevent, control, mitigate or offset the impacts or risks of development on community health and safety.