Homes England

The Housing and Regeneration Agency

West of Ifield, Crawley
Outline Operational Waste Management Strategy

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WEST OF IFIELD

OUTLINE OPERATIONAL WASTE MANAGEMENT STRATEGY

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OUTLINE OPERATIONAL WASTE MANAGEMENT STRATEGY

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1. INTRODUCTION

1.1 Purpose of the Operational Waste Management Strategy

1.1.1 Ramboll UK Limited (Ramboll) has been appointed by Turner and Townsend Project Management Ltd (the 'Client') on behalf of Homes England (the 'Applicant') to prepare an Outline Operational Waste Management Strategy (OWMS) for a residential-led mixed-use development (the 'Proposed Development') located at land to the West of Ifield, Crawley, West Sussex ('the Site', as illustrated in Figure 1-1 below).

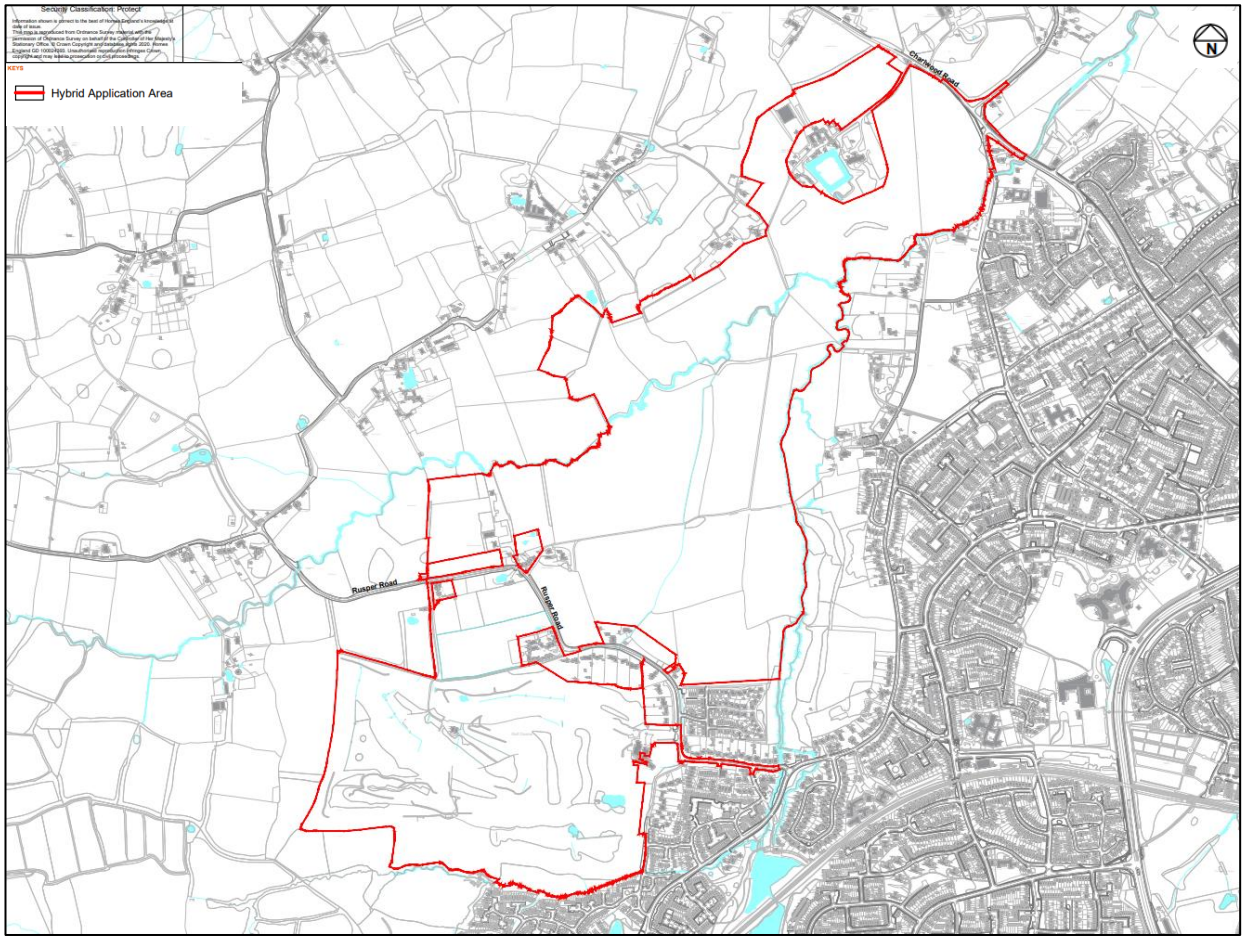

Figure 1-1: Site Location Plan (WOI-HPA-PLAN-LOC-01)

1.1.2 The aim of the Outline OWMS is to ensure that waste generated during the completed development stage of the Proposed Development is effectively managed in line with the waste hierarchy and relevant policy requirements. The Site falls within the administrative area of Horsham District Council (HDC).

1.1.3 HDC's waste guidance does not provide specific calculations or estimation methods for household and non-residential waste generation. Estimated total waste volumes for residential and non-residential land uses for the Proposed Development have been calculated based on the British Standard (BS5906:2005[1]) for waste management in buildings. The estimated split of recycling, food waste and general waste for residential and non-residential waste has been calculated based on Westminster City Council's (WCC) waste guidance[2], which is considered to represent good practice.

1.2 Proposed Development

1.2.1 Homes England intends to submit a hybrid planning application (part outline and part full planning application) for a phased, mixed-use development which is described as follows:

[1] British Standard, 2005. Waste Management in Buildings – Code of Practice. BS5906

[2] City of Westminster, 2023. Recycling and waste storage requirements – Towards achieving a fairer sustainable environment and communities.

A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside

An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition.

This hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way.

1.2.2 Further details on the Proposed Development, the Description of Development, and the proposed land uses, are set out within the Development Specification and Parameter Plan Framework (WOI-HPA-DOC-DSPPF-01) and the Design and Access Statement (WOI-HPA-DOC-DAS-01).

1.2.3 The Proposed Development is anticipated to comprise the following uses, summarised in Table 1-1 below.

Table 1-1: Proposed Development Land Use

Use Class	**Max Total Sqm (GEA) / units / ha**	**Sub Class (where relevant)**	**Min or Max floorspace (GEA) to be enforced as part of S106 (**where relevant**)**
Class E- Commercial, Business and Service	Up to 40,130 sqm	E(a) Display or retail sale of goods, other than hot food	A maximum of 5,200sqm can be provided for Class E(a) uses
		E(b) Sale of food and drink for consumption (mostly) on the premises	
		E(c) Provision of: (i) Financial services, (ii) Professional services (other than health or medical services), or (iii) Other appropriate services in a commercial, business or service locality	
		Class E(d)- indoor sport, recreation or fitness	Minimum of 3,400sqm provided as a Local Leisure Centre
		Class E(e) - Provision of medical or health services	Minimum of 1,500sqm to be provided for healthcare-related uses
		Class E(f) - Creche, day nursery or day centre	Minimum of 1,100sqm to be provided as a private early years facility
		E (g) Uses which can be carried out in a residential area without detriment to its amenity: (i) Offices to carry out any operational or administrative functions, (ii) Research and development of products or processes (iii) Industrial processes	
Class B2- General industrial	Up to 5,200 sqm	N/A	

Use Class	Max Total Sqm (GEA) / units / ha	Sub Class (where relevant)	Min or Max floorspace (GEA) to be enforced as part of S106 (where relevant)
Class B8- Storage or distribution	Up to 7,200 sqm	N/A	
Class C1 – Hotels	Up to 80 beds	N/A	
Class C2/C3 - Residential institutions / Dwellinghouses	Up to 3,000 homes		
Sui Generis – Gypsy and Traveller pitches	Up to 15 pitches		
F1 – Learning and Non-residential institutions	Up to 11.75 ha	3 form entry (FE) Primary School in Plot Q1 including 1 x Early Years Nursery and Student Support Centre.	A minimum site of 2.4ha to be provided
		6-8 FE Secondary School including sixth form	A minimum site of 9.29ha to be provided
Class F2 - Local community	Up to 1,200 sqm	Class F2(b)- Halls or meeting places for the principal use of the local community	Minimum of 600sqm to be provided for community uses

1.2.4 The Outline OWMS presented in this report has been developed for the whole Site (both outline and detailed elements) based on the description of the Proposed Development and land use parameter plans. As reserved matters applications come forward for the outline elements of the scheme, subsequent revisions will be required to this Outline OWMS. As individual phases of the Proposed Development are brought forward, a detailed Operational Waste Management Plan (OWMP) is expected to be required to be developed for each respective phase.

1.3 Legislation, Policy and Guidance

1.3.1 This Outline OWMS has been prepared in line with the principles of international and national waste policy, the requirements of HDC planning guidance and policy, and the requirements of the British Standard (BS5906:20051) for waste management in buildings. The split of dry recycling, food waste and general waste volumes has been calculated based on WCC waste guidance2. Legislation, planning policy and guidance is summarised in Appendix 1.

1.4 Limitations

1.4.1 In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the Client and information provided by third parties. Accordingly, the conclusions reached in this report are valid only to the extent that the information provided to Ramboll was accurate, complete and available to Ramboll within the reporting schedule.

1.4.2 The key sources of information used to prepare this report are footnoted within the document. Ramboll cannot accept liability for the accuracy or otherwise of any information derived from third party sources.

1.4.3 The Proposed Development is anticipated to comprise a proportion of non-residential land uses. The Proposed Development is being submitted as a hybrid application, with the residential and non-residential uses being in outline. An illustrative mix for the outline elements of the Proposed Development was provided to Ramboll to be used where necessary for assessment purposes. The final mix will be confirmed at detailed design stage. Where assessments have been based on use of the illustrative mix in the preparation of this report, this has been explicitly stated.

1.4.4 This Outline OWMS has not been prepared to assess the detailed (Phase 1) element of the Proposed Development, as it is deemed that this component would have no determinable operational waste generation.

1.4.5 Unless otherwise stated in this report, the scope of services, assessment and conclusions made assume that the Site will be used for its proposed purpose without significant changes either on-Site or off-Site.

2. WASTE SOURCES, WASTE STREAMS AND BIN TYPES

2.1 Sources of Waste

2.1.1 This OWMS has been prepared taking into account relevant legislation and guidance identified in Appendix 1, including HDC guidance and in consultation with the project architect. Residential and non-residential land uses for the Proposed Development are being submitted in outline. An estimation of waste arisings has been made for each distinct identified waste source. Sufficient design detail is not available at the present design stage to identify each waste store or to determine collection arrangements. A Detailed OWMP for the Proposed Development will be developed through the detailed design stages. As individual phases of the Proposed Development are brought forward, a detailed Operational Waste Management Plan (OWMP) may be required to be developed for each respective phase.

2.1.2 The section below provides an overview of the sources of waste, waste streams, method for calculating waste storage and collection arrangements that have informed this Outline OWMS.

2.1.3 It is anticipated that the Proposed Development would have distinct sources of waste. Each source of waste has therefore been considered separately as they must be managed and collected separately; these are:

- Residential;
  - Apartments using communal waste bins;
  - Houses adjacent to the kerbside using individual bins per property; and
  - Gypsy and traveller pitches (bin storage arrangement to be finalised; potential for using individual bins per pitch).
- Commercial and Industrial;
- Community Spaces; and
- Educational – Schools.

2.2 Waste Streams

2.2.1 The following five waste streams have been considered in the Outline OWMS for each source of waste, in line with HDC's current and future waste collection requirements (see Appendix 1); summarised in Table 2-1 below.

Table 2-1: Waste Streams per Source

Waste Source	General Waste (non-recyclable items)	Dry Mixed Recycling	Food Waste	Garden Waste	Bulky Waste
Commercial and industrial waste	✓	✓	✓		✓
Community waste	✓	✓	✓		✓
Residential waste in communal waste stores	✓	✓	✓		✓
Residential waste collected from kerbside	✓	✓	✓	✓	✓

2.2.2 Whilst food waste is not currently collected by HDC, the latest waste strategy for England (Waste Management Plan for England, 2021[3]) includes a requirement for local authorities to provide weekly separate food waste collection from households in England in the future. Under the Separation of Waste (England) Regulations 2024[4], waste collectors must ensure the separate collection of key recyclable materials, including plastic, paper and card, glass, metal, food waste, and garden waste, from domestic properties by 31st March 2026.

[3] Department for Environment, Food and Rural Affairs, 2021. Waste Management Plan for England.

[4] The Separation of Waste (England) Regulations 2024. 20th May 2024. [Online] Available: https://www.legislation.gov.uk/uksi/2024/666/contents/made. [Accessed 18/02/2025]

2.2.3 Household food waste collections will commence in the Horsham District by spring 2026[5], with a phased rollout-out of weekly food waste collections launching in March 2026. HDC will commence commercial food waste collection from March 2025.

2.2.4 A three-month food waste collection trial[6]was conducted in autumn 2021, encompassing 100 households (residential houses and flats) across the Horsham District. The trial service used a '1-2-3' collection system, comprising weekly food waste collections, existing fortnightly recycling collection and garden waste, and three weekly general waste collections.

2.2.5 It is recommended that as part of detailed design stages and as part of relevant reserved matters applications an agreement is reached with HDC on future-proofing waste storage and collection requirements as the design develops, taking into account the implementation of household and commercial food waste collections in the Horsham District.

Residential waste collected from kerbside

2.2.6 Currently, HDC collects household non-recyclable (residual) waste and dry mixed recycling from the kerbside on an alternate weekly collection. Residential properties (terraced, semi-detached, detached) can also opt-in to the fortnightly garden waste collection scheme. Certain types of batteries (e.g. AA, AAA, button) can be recycled via an arranged battery collection service that operates in tandem with kerbside dry mixed recycling collections.

2.2.7 Household food waste collections will commence in the Horsham District by spring 2026, with a phased rollout-out of weekly food waste collections launching in March 2026. Household non-recyclable (residual) waste and dry mixed recycling collections will remain an alternate weekly collection.

2.2.8 Bulky waste collections are provided by HDC. Residents must arrange for a paid collection as required. No additional allowance for storage space is required for bulky waste collections at individual residential properties.

2.2.9 HDC provides an on-demand textiles and small electrical recycling collection service. The service is free and is arranged with the individual requiring this service. DIY waste collections (e.g. rubble, bricks etc) are provided by HDC. Residents must arrange for a paid delivery of a Bulky Bag and subsequent collection by HDC as required.

2.2.10 No other waste types are collected by HDC from the kerbside. Residents must either arrange for a private or charity collection or take other waste such as Waste Electrical and Electronic Equipment (WEEE), textiles or hazardous wastes to a local Household Waste Recycling Site.

2.2.11 Household clinical waste collection is available as required (HDC recommends a free service offered by Medisort) and is arranged with the individual requiring this service.

Residential waste collected from communal waste stores

2.2.12 Blocks of flats will likely have communal waste stores for household non-recyclable waste, dry mixed recycling and food waste. At the outline stage, it is not known whether non-standard methods of waste technology such as vacuum systems, chutes or compaction will be used in the Proposed Development.

2.2.13 Bulky waste collections are provided by HDC. Residents must arrange for a paid collection as required. An allowance for storage space should be made for bulky waste collections at blocks of flats.

Commercial and non-residential waste

2.2.14 Non-residential and commercial waste can be collected as and when required via HDC's commercial waste collection service. Non-residential unit occupiers may alternatively opt to arrange for a private waste collection service.

[5] Horsham District Council. [Online] Available: https://www.horsham.gov.uk/waste-recycling-and-bins/household-bin-collections/food-waste
[6] [6] Horsham District Council. [Online] Available: https://www.horsham.gov.uk/waste-recycling-and-bins/household-bin-collections/food-waste

2.2.15 HDC additionally provide an event waste collection service, wherein refuse and recycling bins (240 litre (L) to 1100 L) are arranged to be delivered prior to a specified event (e.g. sports events, weddings and parties, village and town-centre events etc.) and subsequently collected by HDC.

2.2.16 Under Simpler Recycling in England (2024) policy[7], since 31st March 2025, businesses and relevant non-domestic premises in England have been required to arrange for the collection of core recyclable waste streams: glass, metal, plastic, paper and card, and food waste. Businesses with fewer than ten full-time employees have an extended deadline of 31st March 2027. Under the Separation of Waste (England) Regulations 2024, from 31st March 2025, waste collectors must now ensure that there is the separate collection of key recyclable materials, including plastic, paper and card, glass, metal and food waste from non-residential premises. Paper and card must be collected separately from plastic, metal and glass; however, for the purpose of this outline OWMS, recycling bin provision has been estimated as a single value.

2.2.17 As mentioned above, HDC have commenced commercial food waste collection. HDC sets a minimum requirement of one 1,100 L general waste bin, two 660 L dry mixed recycling bins (separate bins for paper/carboard and plastic, glass, metal) and one 140 L food waste bin when providing a commercial waste collection service.

2.3 Waste Storage Types

2.3.1 Table 2-2 sets out the likely bin types that will be used for each source of waste.

Table 2-2: Bin Types

Waste Stream	Residential waste collected from kerbside	Residential waste in communal waste stores	Commercial and non-residential
Dry mixed recycling (blue lidded bin)	240 L 2 Wheeled Bin	660 L or 1,100 L Eurobin (360 L also available)	1,100 L Eurobin
General waste (green lidded bin)	140 L (1-4 residents) or 240 L (subject to dispensation*) 2 Wheeled Bin	660 L or 1,100 L Eurobin (360L also available)	1,100 Eurobin
Garden waste (brown lidded bin)	240 L 2 Wheeled Bin	N/A	N/A
Food Waste (caddy or wheeled bin)	23 L Caddy (5 L caddy for use in kitchen)	To be confirmed, likely 140 L or 240 L Wheeled Bin (5 L caddy likely per unit for use in kitchen)	140 L or 240 L Wheeled Bin

* Households which meet at least one of the following criteria can apply for a dispensation for a 240 L household general waste bin: five or more permanent residents, three or more children in nappies, households with medical needs. Provision of a 240 L general waste bin is subject to a fee and a waste assessment.

2.4 Estimating Waste Generation

2.4.1 The proposed residential waste generated from the completed development stage (i.e. operation) of the Proposed Development has been calculated in accordance with British Standard (BS5906:2005[1]) guidance which comprises the following calculation: (Number of dwellings x ((volume arising per bedroom (70 litres) x average number of bedrooms) + 30 litres)).

2.4.2 The resultant proposed waste storage provision for the Proposed Development has been calculated based on WCC waste guidance, wherein general waste is calculated as 30% of the estimated total weekly waste generation, and recycling is calculated as 70% of this total amount, further divided into 60% dry mixed recycling and 10% food waste.

[7] DEFRA, 2024. Simpler Recycling in England: Policy Update. Available at: https://www.gov.uk/government/publications/simpler-recycling-in-england-policy-update/simpler-recycling-in-england-policy-update. [Accessed 18/02/2025]

Table 2-3: Residential General Waste Generation (blocks of flats)

Unit Type	Weekly Total Waste (i.e. all waste streams) Collection (7 days of waste storage)	Weekly General Waste Collection (7 days of waste storage)	Fortnightly General Waste Collection (14 days of storage)
1 Bed	100 L	30 L	60 L
2 Bed	170 L	51 L	102 L
3 Bed	240 L	72 L	144 L
4 Bed	310 L	93 L	186 L

Total waste generation volumes have calculated in accordance with British Standard BS6906:2005[1]. General waste calculated based on WCC[2] waste guidance that 30% of total household waste is estimated to be general waste.

Table 2-4: Residential Recyclable and Food Waste Generation (blocks of flats)

Unit Type	Weekly Mixed Recycling Collection (7 days of waste storage)	Fortnightly Mixed Recycling Collection (14 days of waste storage)	Weekly Food Waste Collection (7 days of waste storage)
1 Bed	60 L	120 L	10 L
2 Bed	102 L	204 L	17 L
3 Bed	144 L	288 L	24 L
4 Bed	186 L	372 L	31 L

Based on total waste generation volumes calculation in accordance with British Standard B25906:2005[1]. Mixed recycling and food waste volumes based on WCC guidance[2] that 70% of household waste is estimated to be recyclable waste, of which 10% is food waste and 60% is dry mixed recycling.

2.4.3 The proposed total waste generated and associated bin requirements for individual residential properties (i.e. houses) has not been calculated, as HDC requires houses to be provided with a 140 L or 240 L wheeled bin for general waste and a 240 L wheeled bin for dry mixed recycling. Household food waste collections will commence in the Horsham District by spring 2026, with a phased rollout-out of weekly food waste collections launching in March 2026. Individual residential properties are likely to be provided with a 23 L food waste caddy, in addition to a 5 L food waste caddy for use in the kitchen.

2.4.4 For the purposes of this outline OWMS the waste generation for individual gypsy and traveller pitches has been estimated to be equivalent to a 2-bedroom residential dwelling. The waste storage and management strategy for individual gypsy and traveller pitches has not been confirmed (HDC can provide guidance on requirements at the detailed design stage); there is potential for provision of communal bins or for each pitch to be provided with individual bins.

2.4.5 This OWMS has been prepared on the basis that each gypsy and traveller pitch would be provided with individual bins as per HDC requirements, including provision of food waste bins. Therefore, estimates of waste generation for the gypsy and traveller pitches have not been calculated, but it is anticipated that each pitch should be provided with one 140 L / 240 L wheeled bin for general waste, one 240 L wheeled bin for dry mixed recycling and one 23 L food waste caddy, in addition to a 5 L food waste caddy for use in the kitchen.

2.4.6 Estimates of commercial waste generation are based on the guidance in British Standard BS5906:20051, as summarised in Table 2-5. Individual business or community units may arrange more frequent collections depending on the provider chosen and their individual needs.

2.4.7 The proportion of waste that is recyclable has not been calculated as this will depend on individual business needs and what is available from the waste collection provider they choose. Under Simpler Recycling in England (2024) policy[7], businesses and relevant non-domestic premises in England are required to arrange for the collection of core recyclable waste streams: glass, metal, plastic, paper and card, and food waste. Paper and card must be collected separately from plastic, metal and glass.

Table 2-5: Commercial Waste Generation per Unit Type

Unit Type	Waste Calculation (7 days of Waste Generation)	Waste Calculation (14 days of Waste Generation)	Waste Per Square Metre (7 days of Waste Storage)	Waste Per Square Metre (14 days of Waste Storage)
Industrial Unit	5 L per m^2	10 L per m^2	5 L	10 L
Office	50 L per employee (12 sqm Net Internal Area (NIA)[8] per employee[9])	100 L per employee	4.2 L	8.4 L
Shopping Centre (retail)	10 L per m^2 of sales area	20 L per m^2 of sales area	10 L	20 L
Department Store	10 L per m^2 of sales area	20 L per m^2 of sales area	10 L	20 L
Entertainment Complex / Leisure Centre	100 L per m^2 of floor area	200 L per m^2 of floor area	100 L	200 L
4/5 Star Hotel	350 L per bedroom	700 L per bedroom	N/A	N/A
School	8L per pupil[10] (2.9 sqm NIA per pupil[11])	16 L per pupil (2.9 sqm NIA per pupil[2,3])	N/A	N/A
Restaurant / Food Outlet	75 L per number of covers (2.93 m^2 per cover)	150 L per number of covers	25.4 L	50.8 L
Supermarket (small)	100 L per m^2 of sales area	200 L per m^2 of sales area	100 L	200 L

Weekly waste calculation based on British Standard BS5906:2005[1] for all unit types, excluding school.
Waste calculation for office use additionally based on Homes & Communities Agency guidance[9]
Waste calculation for school based on WRAP guidance[10] and Department for Education guidelines[11].

2.4.8 Section 3 comprises estimates of the proposed waste generation for residential and non-residential uses.

2.4.9 Estimates for proposed waste generation for residential uses are based on the illustrative mix provided to Ramboll; a worst-case scenario of 3,000 4-bedroom homes is not considered to be realistic for the Proposed Development.

2.4.10 Estimates for proposed waste generation for non-residential uses are based on a worst-case scenario for use classes B, C, Sui Generis and F (outlined in Table 1-1). Estimates for proposed waste generation for use class E (a, b, c, d, e, f, g) are based on GEA, GIA and NIA numbers provided by the Client and in accordance with the minimum GEA to be enforced as part of S106 (outlined in Table 1-1).

2.4.11 These estimates may vary dependent on how the Proposed Development is enabled in accordance with the outline parameters. However, a reasonable worst case has been considered where possible.

[8] NIA is a measurement used to determine the "usable" space within a building, i.e. available areas for tenant's exclusive or sole use such as offices, retail space, labs and manufacturing

[9] Employment Density Guide 3rd edition, Homes & Communities Agency (November 2015).

[10] The nature and scale of waste produced by schools in England, Waste Resources Action Programme WRAP (2008). 45kg per pupil per academic year of 40 weeks. Environment agency commercial weight to volume calculation of 139 kg per m^3.

[11] Area guidelines for mainstream schools, Annex A Primary School, Department for Education (2014).

3. WASTE GENERATION, STORES AND BINS REQUIRED

3.1 Residential Kerbside Collection

3.1.1 Kerbside waste storage is currently based on alternating fortnightly collections of recycling and general waste (i.e. recycling collected one week and general waste collected the following week), in accordance with HDC policy summarised in Appendix 1.

3.1.2 Household food waste collections will commence in the Horsham District by spring 2026, with a phased rollout-out of weekly food waste collections launching in March 2026.

3.1.3 In regard to residential houses (excluding flats), the Proposed Development is anticipated to include up to 1,943 individual residential homes comprising an illustrative mix of 2 bed (279 units), 3 bed (1,071 units) and 4 bed (593 units) houses. HDC requires the following bin types for kerbside collection:

- 140 L / 240 L (latter subject to dispensation as detailed below) Wheeled Bins for General Waste;
- 240 L Wheeled Bins for Mixed Dry Recycling; and
- 23 L Caddy for Food Waste (from March 2026)

3.1.4 Households which meet at least one of the following criteria can apply for a dispensation for a 240 L household general waste bin: five or more permanent residents, three or more children in nappies, households with medical needs. Provision of a 240 L general waste bin is subject to a fee and a waste assessment.

3.1.5 Each property will require one set of the above bin types, with provision of sufficient space to store away from the kerbside on non-collection days. A 5 L food waste caddy should be provided for each property, for use in kitchens.

3.1.6 For the purposes of this outline assessment, the waste generation for individual gypsy and traveller pitches is estimated to match that of a 2-bedroom residential dwelling. Therefore, each traveller pitch will require one set of the above bin types.

3.2 Residential Communal Bin Stores

3.2.1 The Proposed Development is anticipated to include up to 1,057 flats, comprising an illustrative mix of 1 bed (450) and 2 bed (607) flats.

3.2.2 Blocks of flats will likely have communal waste stores for household non-recyclable waste, dry mixed recycling and food waste. At the outline stage, it is not known whether non-standard methods of waste technology such as vacuum systems, chutes or compaction will be used in the development. For the purposes of this assessment, it has been assumed that standard methods of waste storage and management would apply.

3.2.3 Under the Separation of Waste (England) Regulations 2024, waste collectors must ensure the separate collection of key recyclable materials, including plastic, paper and card, glass, metal, food waste, and garden waste, by 31st March 2026. Paper and card must be collected separately from plastic, metal and glass. For this outline OWMS, recyclable waste generation and estimated bin requirements have been calculated collectively to encompass all dry recyclable materials.

3.2.4 Residential Communal Bin Stores for flats are likely to contain the following bin types:

- 1,100 L Eurobins for General Waste;
- 1,100 L Eurobins for Dry mixed Recycling; and
- 240 L Wheeled Bins for Food Waste.

3.2.5 Bin stores must be large enough to accommodate all bins with a minimum of 150 mm clear space between individual containers and between containers and surrounding walls. Additional room should be allowed for maintenance of mechanical equipment (e.g. compactors), if used. The estimated waste volumes and number of bins required for the flats are set out in Table 3-1 below, based on an illustrative mix of units. The number of bins in each waste store will be identified at the detailed design stage.

Table 3-1: Residential Communal Bin Stores

Unit Type	Illustrative No. of Units	Estimated Total Volume of Waste Produced Weekly (Litres)	Estimated Total Volume of Waste Produced Fortnightly (Litres)	1,100 L General Waste Bins (for 30% of waste volume)	1,100 L Dry Recycling Bins (for 60% of waste volume)	240 L Food Waste Bins (for 10% of waste volume)
1 Bed	450	45,000	90,000	25	49	19
2 Bed	607	103,190	206,380	56	113	43

Total waste generation volumes have calculated in accordance with British Standard BS6906:2005[1]. General waste calculated based on WCC waste guidance that 30% of total household waste is estimated to be general waste. Mixed recycling and food waste volumes based on WCC guidance[2] that 70% of household waste is estimated to be recyclable waste, of which 10% is food waste and 60% is dry mixed recycling.

3.3 Residential Bulky Waste Store

3.3.1 A bulky waste storage area will be required for flatted residential properties to temporarily store large items of waste, such as furniture and white goods. Residents would be required to arrange for bulky waste items to be collected by HDC. Residents would deposit bulky waste directly to the bulky waste store on the day of arranged collection. A provisional size for a bulky waste store at the outline design stage is 10m2. Provision of bulky waste stores and the design will be included within the detailed architectural plans at the reserved matter application stage.

3.4 Non-residential Bin Stores

3.4.1 For non-residential waste, the waste collection provider (i.e. HDC or a private waste collection operator) will be determined at detailed design stage. HDC guidance for non-residential waste collection is summarised in Appendix 1.

3.4.2 A split of waste between recycling (including food waste) and general waste of 70:30 has been used for the purposes of bin estimation, based on WCC waste guidance2. WCC waste guidance2 also provides a split of the recyclable waste, estimated to vary between difference land use classes, as follows:

- **Storage and Distribution, Offices, Professional Services, medical services and Community Uses** – Classes B8, C2, C2A, E (c, d, e, f and g), F, and Sui Generis. Allowance for 40% paper and cardboard, 20% other dry mixed recyclables and 10% food waste.
- **Retail and Shops** – Class E (a). Allowance for 50% paper and cardboard, 10% other dry recyclables and 10% food waste.
- **Hotels, Restaurants / Fast Food Outlets** – Classes C1 and E (b). Allowance for 20% paper and cardboard, 20% other dry recyclables and 30% food waste.

3.4.3 For this outline OWMS, recyclable waste generation and estimated bin requirements have been calculated collectively to encompass all dry recyclable materials. Food waste generation and bin storage requirements have been estimated separately.

Table 3-2: Outline OWMS

Class and Sub-Class Land Use (where specified)	NIA Floor Area (m^2)	Weekly Volume of Waste Generated (L)	1,100 L General Waste Bins	1,100 L Recycling Waste Bins	240 L Food Waste Bins	Total No. of Bins
Class E(a), E(b), E(c): Commercial	2,602	66,091*	19	25	83	**127**
Class E(a): Foodstore	1,462	37,135	11	21	16	**48**
Class E(f) Creche	n/a; estimated 120 early years pupils	960	1	1	1	**3**
Class E(d) Leisure Centre	2,616	261,621**	72	143	110	**325**
Class E(e) Health Centre	1,175	Tbc ***	tbc	tbc	tbc	**tbc**
Class E(c) and E(g) (i) & (ii): Innovation / Enterprise	3,769	15,830 ****	5	9	7	**21**
Class F2: Local Community	488	48,785	14	27	21	**62**
Class C1: Hotel	n/a; 80 beds	28,000	8	11	35	**54**
Class E(g) (i), (ii) & (iii): General Business	10,775	53,875 *****	15	30	23	**68**
Class B2: General Industrial	4,000	19,999	6	11	9	**26**
Class B8: Storage or Distribution	5,538	27,691	8	16	12	**36**
Class F1: School (Primary and Nursery)	n/a; estimated 695 places ******, including Early Year Nursery and Student Support Centre	5,560	2	4	7	**13**
Class F2: School (Secondary)	n/a; estimated 1200 pupils *******	9,600	3	6	4	**13**

It is recommended for office waste to be collected more frequently than weekly due to potential for high waste generation.

Estimations for proposed waste generation for non-residential uses are based on a worst-case scenario for use classes B, C, Sui Generis and F (outlined in Table 1-1).

Estimations for proposed waste generation for use class E (a, b, c, d, e, f, g) are based on illustrative GEA, GIA and NIA numbers provided by Turner & Townsend and in accordance with the minimum GEA to be enforced as part of S106 (outlined in Table 1-1).

Actual floorspace for each use class may vary dependent on how the Proposed Development is enabled in accordance with the outline parameters.

*Calculated based on the British Standard BS5906:2005 guidance for waste generation from a restaurant / food outlet, as a worst-case scenario.

** Based on BS5906, of 100L waste per week per m2 of floor area. Other methodology may be followed at detailed design stage.

***Medical waste generation estimations are dependent on the specific medical services to be offered. To be updated as part of a Detailed OWMS (at reserved matter application stage) based on confirmed use.

****Calculated based on the British Standard BS5906:2005 guidance for waste generation from offices.

*****Calculated based on the British Standard BS5906:2005 guidance for waste production from an industrial unit, as a worst-case scenario.

******Estimation of primary school (including nursery) pupil numbers provided by Macreanor Lavington.

*******Estimation of maximum secondary school pupil numbers provided by Prior+Partners.

3.4.4 All non-residential unit occupiers will need to confirm their specific waste storage and bin requirements and incorporate appropriate space within the internal design during fit out as part of the future reserved matters application.

4. SUMMARY AND CONCLUSIONS

4.1.1 This Outline OWMS sets out how the proposed waste generated during the completed development stage (i.e. operation) of the Proposed Development would be appropriately managed. This Outline OWMS does not assess the detailed (Phase 1) element of the Proposed Development, as it is deemed that this component would have no determinable operational waste generation.

4.1.2 This Outline OWMS has been prepared with regard to the requirements for waste set out in HDC policy and the British Standard guidelines for waste management in buildings, where appropriate. Estimated recycling and general waste volumes for residential and non-residential waste have been calculated based on WCC waste guidance, which is considered to represent good practice and has since been adopted by other waste collection authorities.

4.1.3 The Outline OWMS is based on the description of the Proposed Development, land use parameter plans and an illustrative mix for the outline elements of the Proposed Development. As individual phases of the Proposed Development are brought forward through reserved matters applications, subsequent updates will be required to this Outline OWMS, and a detailed Operational Waste Management Plan (OWMP) would be required to be developed for each respective phase.

4.1.4 The hybrid planning application is for a phased development intended to be capable of coming forward in distinct and separable phases and/or plots in a severable way. In terms of severability, the overall identified operational waste requirements would increase incrementally as different phases are built out. Providing operational waste requirements outlined in this report were implemented (to be secured by appropriate planning condition or detailed within future reserved matters applications) then development of a given phase would not alter operational waste requirements, as operational waste requirements for a given phase are not contingent on implementation of other phases of the Proposed Development.

4.1.5 Residential waste storage, including gypsy and traveller pitches, allows for a fortnight (14 days) of storage capacity for general waste and dry mixed recyclables, with a week (7 days) of storage capacity for food waste. Communal waste stores are likely to be required for blocks of flats, and should allow for waste collection capacity to match kerbside collection frequency.

4.1.6 Residential food waste is not currently collected by HDC, however the latest waste strategy for England (Waste Management Plan for England, 20213) includes a requirement for local authorities to provide weekly separate food waste collection from households in England in the future. Household food waste collections will commence in the Horsham District by spring 2026, with a phased rollout-out of weekly food waste collections launching in March 2026. Since March 2025, HDC have commenced commercial food waste collection.

4.1.7 Storage provision has been calculated for weekly waste collections for non-residential areas based on likely end users. The final end user should review their specific requirements to ensure the appropriate number and type of bins and appropriate internal storage space will be provided to meet their needs.

4.1.8 The residential and non-residential uses of the Proposed Development are included within the outline component. Therefore, details of how refuse vehicle access will be accommodated into the design has not yet been determined. However, accessibility requirements set out by HDC and under the British Standard BS59096:20051 are summarised in Appendix 1. This would be further developed and accommodated within the design at future reserved matters stages.

4.1.9 It is considered that with the implementation of the strategy set out in this report and subsequent revisions, the Proposed Development would include suitable space for the storage and management of waste necessary for a successful and efficient waste management regime.

4.1.10 As each phase of the Proposed Development is brought forward, a detailed OWMP will be required to be developed.

Appendix 1
Legislation, Policy and Guidance

1. Key European Legislation

The Waste Framework Directive (2008/98/EC) (Amending Waste Framework Directive 2006/12/EC)

The European Union Waste Framework Directive (WFD)[12] covers all aspects of waste and is designed to protect human health and the environment against the negative impacts of waste management, including waste collection, storage, treatment and disposal. The legislation is based around the Waste Hierarchy which comprises five key waste management priorities – prevention, re-use, recycling, recovery and disposal in that order of importance, illustrated in Figure 2.

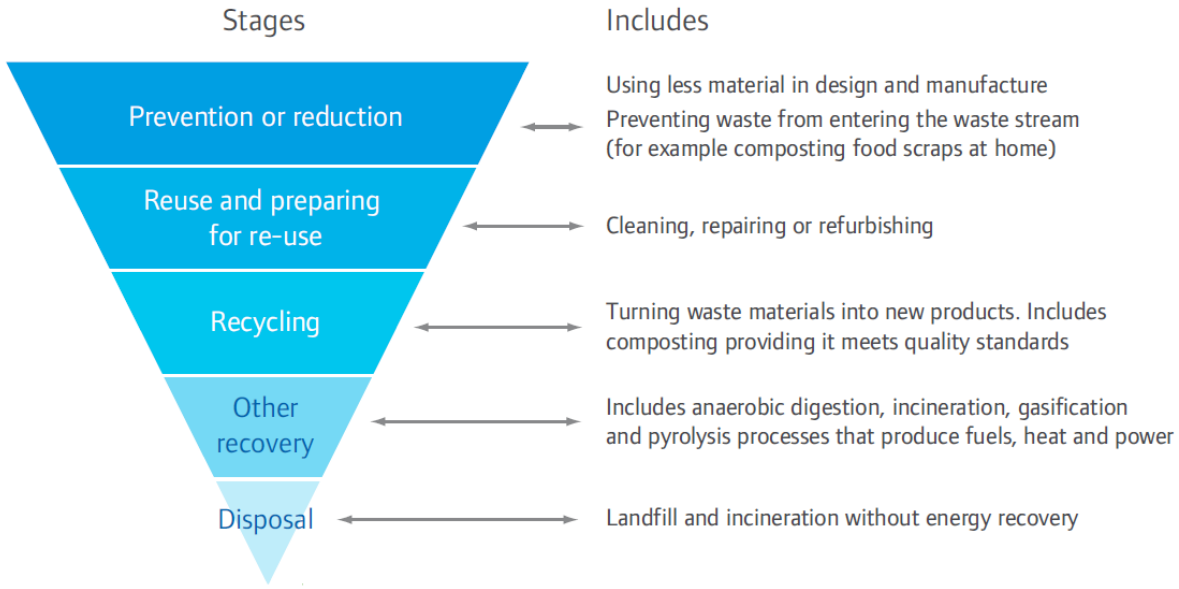

Figure 2: Waste Hierarchy[13]

In addition to the promotion of the Waste Hierarchy, the WFD has several other objectives such as:

- The duty to manage waste without harming the environment or endangering human health;
- The requirement for member states to have a permitting system for waste management activities, with exemptions available for activities that pose less risk to the environment;
- The polluter pays principle applied to costs of waste management;
- Duty of care; and
- Proximity principle, so waste is disposed of within the state of origin or in the nearest disposal facility in the adjoining state.

Since 2015, separate collection of paper, metal, plastic and glass is required. By 2020, the EU member states are expected to have taken the necessary steps to achieve a recycling target of 50%.

The Landfill Directive (1999/31/EC)

The Landfill Directive[14] is legislation designed to standardise the operations of landfill sites in EU member states with the aim of preventing or reducing adverse effects of landfill on the environment, particularly surface water, groundwater, soil, air and human health. Under the Directive, landfills are separated into three categories for hazardous waste, non-hazardous waste and inert waste. The legislation is based around acceptance criteria for waste going to landfill and operating permits for landfill owners. Member states are responsible for ensuring that the following waste acceptance criteria are followed:

- Waste must be treated before being landfilled;
- Hazardous waste, as defined by the Directive, must be assigned to a hazardous waste landfill;
- Landfills for non-hazardous waste must be used for municipal waste and for non-hazardous waste;
- Landfill sites for inert waste must be used only for inert waste; and

[12] Directive 2008/98/EC of The European Parliament and of The Council of 19 November 2008 on Waste and Repealing Certain Directives
[13] Source: The Mayor's Municipal Waste Management Strategy, November 2011 – Page 51. (Government Review of Waste Policy in England, June 2011)
[14] Council Directive 1999/31/EC of 26 April 1999 on the landfill of waste

- Criteria for the acceptance of waste at each landfill class in accordance with the general principles of Annex II.

Liquid, flammable, explosive/oxidising, infectious clinical waste, most tyres and any other types of waste set out in Annex II of the directive are not accepted at landfill sites.

2. Key National Legislation

Environmental Protection Act 1990

The Environmental Protection Act 1990[15] is the primary legislation in UK waste management and provides the structure and authority for waste management and the control of pollution. Requirements are outlined for waste storage, treatment and disposal and controls for impacts of waste storage such as dust and odour are set out in the Act. It is separated into six parts as follows:

Part I – Prescribed processes and substances;
Part II – Disposal of controlled waste on land;
Part IIA – Contaminated land;
Part III – Statutory nuisances;
Part IV – Litter;
Part V – Amendment to the Radioactive Substances Act 1960; and
Part VI – Genetically modified organisms.

Environmental Permitting (England and Wales) Regulations 2010

The Environmental Permitting (England and Wales) Regulations[16] (as amended) provide a system of environmental permitting for a wide range of potentially polluting activities. The regulations apply to certain types of waste operation for the recovery, treatments or disposal of waste e.g. landfilling.

The Waste (England and Wales) Regulations 2011 (amended 2012)

The Waste (England and Wales) Regulations[17] transpose the EU WFD (see Section 1 above) into national law in England and Wales and implement the waste hierarchy. In addition, the regulations establish duties in relation to the collection of waste and set requirements for planning authorities.

From 1 January 2015, the Waste Regulations require waste collection authorities to collect waste paper, metal and plastic separately for household, commercial and industrial waste.

Schedule 1 of the regulations states that measures must be taken to ensure that by 2020:

- At least 50% by weight of waste from households is prepared for re-use or recycled; and
- At least 70% by weight of construction and demolition waste is subjected to material recovery.

Clean Neighbourhoods and Environment Act 2005

Part 5 of the Clean Neighbourhoods and Environment Act 2005[18] covers legislation on waste transportation, deposit and disposal and site waste management plans, with a view to ensuring a clean environment as far as possible.

List of Wastes (England) Regulations 2005

The List of Wastes (England) Regulations[19] provides a classification system for waste streams. Different waste materials are assigned a code that must be quoted during the transfer of waste as a legal requirement. This classification system provides a consistent method of classifying and recording waste that in turn allows for better waste management services and reporting. The list has approximately 800 different waste entries including hazardous wastes.

[15] Secretary of State, 1990. Environmental Protection Act 1990. London: The Stationery Office
[16] Secretary of State, 2010. Environmental Permitting (England and Wales) Regulations 2010. London: The Stationery Office
[17] Secretary of State, 2011. The Waste (England and Wales) Regulations 2011, (as amended). London: The Stationery Office
[18] Secretary of State, 2005. Clean Neighbourhoods and Environment Act. London: The Stationery Office
[19] Secretary of State, 2005. The List of Wastes (England) Regulations. London: The Stationery Office

Hazardous Waste (England and Wales) Regulations 2005 (as amended)

The Hazardous Waste (England and Wales) Regulations[20] outline the controls on those producing, transporting or disposing of hazardous waste. The regulations are a transposition of the EC Hazardous Waste Directive (91/689/EEC as amended by 94/31/EC).

The Controlled Waste (England and Wales) Regulations 2012

The Controlled Waste (England and Wales) Regulations[21] classify waste as household, commercial or industrial and enable local authorities to charge for the disposal of waste from a wide variety of non-domestic premises. Revisions of the regulations have helped to determine the meaning of 'controlled waste' as defined in the Environmental Protection Act 1990 (Part II).

Environment Act 2021

The Environment Act 2021[22] is a landmark piece of environmental legislation passed by the UK Parliament, aiming to improve environmental governance and enhance environmental protections once UK left the European Union, replacing environmental regulations previously enforced at the EU level, with national laws.

Focusing on resource efficiency and waste reduction, the Environment act will deliver

- Extend producer responsibility to make producers pay for 100% of cost of disposal of products, starting with plastic packaging
- A deposit Return Scheme for single use drinks containers
- Charges for single use plastics
- Greater consistency in recycling collections in England
- Electronic waste tracking to monitor waste movements and tackle fly-tipping
- Tackle waste crime
- Power to introduce new resource efficiency information (labelling on the recyclability and durability of products)
- Regulate shipment of hazardous waste
- Ban or restrict export of waste to non-OECD countries

To drive down the amount of waste produced and encourage reuse and recycling, the Environment Act introduces and environmental target to halve residual waste (Excluding major mineral wastes) kg per person by the year 2042.

The Waste (Circular Economy) Regulations 2020

The UK began to implement the Circular Economy Package (CEP) on 1 October 2020. Amendments contained in the Waste (Circular Economy) (Amendment) Regulations[23] will see the CEP implemented in England and Wales, and partially in Scotland and Northern Ireland.

The CEP is mainly focused on increasing resource efficiency, aiming to make sure that fewer resources are sent to landfill when they could be reused or recycled instead. Moving towards a circular economy will result in an optimisation of resources and also increase a product's life. Some companies across the UK have already begun to implement their own circular economy policies, which focus on bringing resources back into the company once a product has reached its end-of-life so that parts can be reused or repurposed for new products.

The amendments introduced by the Waste (Circular Economy) (Amendment) Regulations aim to:

- specify when a separate collection of waste is not necessary;
- ensure any waste collected separately that can be prepared for reuse or recycling is not incinerated or landfilled;

[20] Secretary of State, 2005. Hazardous Waste (England and Wales) Regulations (as amended), London: The Stationery Office

[21] Secretary of State, 2012. The Controlled Waste (England and Wales) Regulations. London: The Stationery Office

[22] Secretary of State, 2021. Environment Act 2021, London: The Stationary Office

[23] The Waste (Circular Economy) (Amendment) Regulations 2020," 1 October 2020. [Online]. Available: https://www.legislation.gov.uk/uksi/2020/904/made . [Accessed October 2024]

- introduce an environmental permit condition on waste incinerators and landfills which restrict waste (paper, metal, plastic and glass), which is collected separately for re-use or recycling, from being accepted for incineration or landfill;
- make sure unlawfully mixed hazardous waste is separated wherever technically feasible;
- prohibit the mixing of waste oils where the mixing will prevent the regeneration or recycling of the oil delivering an equivalent or better environmental outcome; and
- require relevant waste operators, operating under a registered waste exemption, to record, retain and submit information on hazardous waste and the products and materials resulting from the treatment of that waste.

The Separation of Waste (England) Regulations 2024

The Separation of Waste (England) Regulations 2024[4] bring updated requirements to improve recycling quality and efficiency. This regulation aims to ensure the effective separation of recyclable materials and reduce contamination across England.

They apply to both households and non-domestic premises and outline specific responsibilities for waste collection authorities and businesses. Waste collectors must ensure the separate collection of key recyclable materials, including **plastic, paper and card, glass, metal, food waste, and garden waste** (the latter for households). This separation is mandatory unless it is not technically or economically practicable, or if there is no significant environmental benefit to separating certain materials. For non-domestic premises such as places of worship, charity shops, public meeting venues, and hostels, there are also new obligations to arrange for the separate collection of recyclables.

This regulation will be implemented under the following timeline

- From 31st March 2025 these rules will apply to collections of:
  - Household waste from relevant non-domestic premises; and
  - Industrial and commercial waste from business premises.
- From 31st March 2026 these rules will apply to collections of:
  - Household waste from domestic properties.

3. National Planning Policy, Guidance and Standards

National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF)[24] acts as guidance for local planning authorities and decision makers for drawing up plans and making decisions on planning applications. The NPPF does not contain specific policies for waste, as the national waste policy is published as part of the National Waste Management Plan for England.

National Planning Policy for Waste 2014

The National Planning Policy for Waste was published in October 2014. It sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management, in conjunction with the NPPF. It is primarily intended for use by local authorities when determining waste policies within local plans. These policies in turn influence the requirements of developments.

Waste Management Plan for England 2021

The Department for Environment, Food and Rural Affairs published the Waste Management Plan for England in January 2021[3]. The plan provides an overview of waste management in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan. It fulfils the requirements of the Waste (England and Wales) Regulations 2011 for the waste management plan to be reviewed every six years.

The plan also includes changes to waste management plan requirements which have been made by the Waste (Circular Economy) (Amendment) Regulations 202020 where these could be incorporated into the Plan.

[24] Department for Communities and Local Government, 2024. National Planning Policy Framework. London

The plan also includes changes to any authority's waste management plan requirements which have been brought about by the Waste (Circular Economy) (Amendment) Regulations 2020.

Resources and Waste Strategy for England 2018

The Resources and Waste Strategy for England[25] sets out how England will preserve its stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. It provides a clear linger-term policy direction in line with the 25 Year Environmental Plan[26], which broadly seeks to:

i. Ensure that resources are used more efficiently and kept in use for longer to minimise waste and reduce its environmental impacts by promoting reuse, remanufacturing and recycling;
ii. Work towards eliminating all avoidable waste by 2050 and all avoidable plastic waste by the end of 2042; and
iii. Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

Clean Neighbourhoods and Environment Act 2005

Chapter 16 of the Act prescribes the correct transportation, collection, disposal and management of waste and prohibits fly tipping.

Government Review of Waste Policy in England 2011

The Government Review of Waste Policy[27] in England provided an overall strategic review of waste policy in England and provided commitments on improving a wide range of waste management aspects including (but not limited to):

- Prioritise efforts to manage waste in line with the waste hierarchy and reduce the carbon impact of waste;
- Develop a range of measures to encourage waste prevention and reuse, supporting greater resource efficiency; and
- Develop voluntary approaches to cutting waste, increase recycling, and improve the overall quality of recycle material, working closely with business sectors and the waste and material resources industry.

The commitments made in the review are broadly split between improvements to the sustainable use of materials and improvements of services to householders and businesses.

The Waste prevention programme for England: Maximising Resources, Minimising Waste, 2023

This policy[28] builds on the 2018 Resources and Waste Strategy[25], aiming to eliminate avoidable waste by 2050. It emphasizes the need to maximize resource use and minimize waste due to finite resources and environmental concerns and sets out the priorities for action to manage this in accordance with the top layers of the waste hierarchy - prevention and reuse. The key themes surrounding this policy include:

- Designing out waste: Including eco-design and consumer information requirements, and Extended Producer Responsibility schemes.
- Systems and services: Including collection and take-back services, encouraging reuse, repair, leasing businesses and facilities.
- Data and information: including materials databases, product passports (sets of data, unique to the specific product that can be accessed online and give detailed information on, for example, contained materials, components and history, to support improved outcomes such as higher quality recycling) and voluntary corporate reporting.

[25] Defra, 2018. Resources and Waste Strategy. Available at: https://www.gov.uk [18/08/2020]

[26] HM Government (2018) 'A Green Future': Our 25 Year Plan to Improve the Environment. Available at: https://assets.publishing.service.gov.uk [Accessed 24/08/2020]

[27] Defra, 2011. Government Review of Waste Policy in England 2011

[28] DEFRA, 2023. The Waste prevention programme for England: Maximising Resources, Minimising Waste. Available at: https://www.gov.uk/government/publications/waste-prevention-programme-for-england-maximising-resources-minimising-waste/the-waste-prevention-programme-for-england-maximising-resources-minimising-waste [Accessed 23/09/2024]

Key sectors have been selected for action include: Construction, textiles, furniture, electronics, vehicles, plastic and packaging and food.

Simpler Recycling in England, 2024

The Simpler Recycling in England policy[7] update aims to standardise recycling practices across England, reducing confusion and making it easier for households and businesses to recycle effectively. This policy update applies to non-domestic properties such as offices, retail, hospitality, care homes, places of worship and many others. These places will need to separate out waste into the following:

- Residual (non-recyclable) waste;
- Food waste (which may be combined with garden waste where suitable);
- Paper and card; and
- Mixed dry recyclable materials, including plastic, metal, and glass.

These containers can vary in form, such as bins, bags, or stackable boxes, allowing flexibility based on local needs. This policy will be implemented as follows:

- By 31 March 2025, businesses and relevant non-domestic premises in England are required to arrange for the collection of core recyclable waste streams: glass, metal, plastic, paper and card, and food waste.
- Micro-firms (businesses with fewer than 10 full-time equivalent employees) have a temporary exemption until 31 March 2027.
- Kerbside collections for plastic film from households and applicable non-domestic premises are to be introduced by 31 March 2027.

To prevent an excessive number of bins, local authorities and waste collectors are permitted to co-collect certain waste streams. For example, plastic, metal, and glass can be collected together, provided the quality of recycling is maintained. Paper and card must be collected separately from plastic, metal and glass. However, if this is not technically or economically practicable, or has no significant environmental benefit, the waste collector can complete a written co-collection assessment.

This policy is part of the government's broader circular economy strategy, aiming to enhance resource efficiency and environmental benefits. By establishing a consistent and straightforward recycling system, the Simpler Recycling policy seeks to improve recycling rates and reduce waste across England.

4. Regional Planning Policy

West Sussex County Council are the regional Waste Planning Authority for West Sussex. They are responsible for identifying land suitable for waste management purposes and determining planning applications for waste management. However, it is the responsibility of the district and borough councils within West Sussex to manage waste in their respective areas. The Waste Local Plan29, adopted in 2014, provides the background to waste in West Sussex, including types of waste, roles and responsibilities in waste management, assumptions about waste arisings, current waste management capacity within the County, the importation and exportation of waste, capacity shortfalls and the implications for the Plan.

The Waste Local Plan was subject to a 5-year assessment in 2019 and 2024, to consider whether the changes are required by way of updates to the plan. The outcome of both these assessments is that the plan remains relevant and effective, and thus no update is required at this time.

5. Local Planning Policy

Residential Waste Streams Collected

HDC currently collect the following residential waste streams, in accordance with the HDC Household Waste Collection Policy[30]:

- Dry mixed recycling:

[29] West Sussex County Council and South Downs National Park Authority, 2014. West Sussex Waste Local Plan.

[30] Horsham District Council. Household Waste Collection Policy. https://www.horsham.gov.uk/waste-recycling-and-bins/household-waste-collection-policy. [Accessed 18/02/2024]

  - Recyclable waste is collected from the following blue-lidded bin types: 240 L (kerbside residential); 360 L, 660L or 1,100 L (communal residential and non-residential). Kerbside collections occur on an alternate weekly basis; and
  - Accepted waste includes the following: paper and card, metal cans and aerosols, plastic bottles, aluminium foil and foil containers, cartons, glass bottles and jars.

- Non-recyclable:
  - Non-recyclable (general) waste is collected from the following green-lidded bin types: 140L or 240 L (kerbside residential); 360 L, 660L or 1,100 L (communal residential and non-residential). Kerbside collections occur on an alternate weekly basis.

- Garden waste:
  - Garden waste can be collected kerbside if individual households sign up to the HDC garden waste collection service; alternatively garden waste can be disposed of at a Household Waste Recycling Site.

- Waste Electrical and Electronic Equipment (WEEE), textiles, bulky waste etc:
  - A large item collection service can be arranged for bulky waste such as mattresses, sofas, fridges / freezers, carpet rolls etc. However, it is encouraged that residents attempt to arrange collection with a charity or other group before using the council disposal services;
  - Household clinical waste can be disposed of via an arranged clinical waste collection (HDC recommend a free service offered by Medisort) on an individual basis;
  - Some types of batteries (e.g. AA, AAA, button) can be recycled via an arranged battery collection service that operates in tandem with kerbside dry mixed recycling collections; and
  - Textiles and small electrical items can be disposed of via an arranged on-demand kerbside collection. The service is free and arranged by the individual requiring the service.
  - DIY waste collection (e.g. rubble, bricks etc) are provided by HDC. Residents must arrange for a paid delivery of a Bulky Bag and subsequent collection by HDC as required.
  - WEEE and some types of hazardous waste (e.g. cleaning solvents, paint, used engine oil, fluorescent tubes) can be disposed of at a Household Waste Recycling Site.

Household food waste collections will commence in the Horsham District by spring 2026, with a phased roll-out of weekly food collection launching in March 2026. Household non-recyclable and dry mixed recycling waste collections will remain on an alternate weekly collection basis.

Collection Methods and Frequency for Household Waste

As standard, the HDC collect waste from uncompacted residential waste bins located kerbside or stored in a communal waste store. BS5906[1] recommends considering compaction for developments containing more than 100 units.

HDC collects household residual waste and dry mixed recycling from the kerbside on an alternate weekly collection schedule. Individual residential units can opt-in to the garden waste collection scheme.

Blocks of flats will likely have communal waste stores, although there is the potential for non-standard methods of waste technology (e.g. vacuum systems, chutes or compaction) to be implemented in the development. If a non-standard method of collection or storage of waste is to be used for the Proposed Development, such as a vacuum-systems, this should be discussed with HDC operations teams prior to inclusion in designs.

Collection Methods and Frequency for Non-residential / Commercial Waste

Non-residential and commercial waste can be collected as and when required as arranged via HDC's Commercial Waste Collection Service. A minimum requirement of one 1,100L general waste bin, two 660L dry mixed recycling bins (separate bins for paper/cardboard and plastic/metal/glass) and one 140L food waste bin should be provided.

Bin and Container Quantities for Residential Waste

Residential Premises with individual refuse facilities (i.e. houses):

Each property will require:

- Blue lidded recycling waste bin (240 L);
- Green lidded non-recyclable waste bin (140 L or 240L); and
- Food waste caddy (23 L) for kerbside collection and a 5 L food waste bin for use in the kitchen.

Some properties may opt-in to the paid garden waste collection service (brown lidded bin). This is at the discretion of the homeowner, but space for a garden waste bun should be provided for properties with gardens.

Residential Premises with communal refuse facilities (i.e. flats):

At present, HDC has agreed the following allowance per dwelling for multiple occupancy properties i.e. flats:

- 180 L for general waste; and
- 240 L for mixed dry recycling

The sizes and specifications of bulk bins (i.e. communal bins) that HDC can empty are as follows:

- 360 L / 660 L / 1,100 L green top bin for general waste;
- 360 L/ 600 L / 1,100 L blue top bin for mixed dry recycling;
- 1,100 L bulk bin with transparent sixes and blue letterbox lid for mixed dry recycling contamination control; and
- 660 L bulk bin with transparent sides and blue letterbox lid for mixed dry recycling contamination control

Household food waste collections will commence in the Horsham District by spring 2026, with a phased roll-out of weekly food collection launching in March 2026. Household non-recyclable and dry mixed recycling waste collections will remain on an alternate weekly collection basis.

Bulky Waste

Bulky waste collections are provided by HDC. Residents must arrange for a paid collection as required. An allowance for storage space should be made for bulky waste collections at flatted properties, however no additional allowance is required for individual residential properties.

Other Waste Bins

No other waste types are collected by HDC from the kerbside. Residents must either arrange for a private or charity collection or take other wastes such as WEEE or hazardous wastes to a local Household Waste Recycling Site. On demand collection is possible for medical or clinical waste as required and is arranged via the individual requiring the service.

Accessibility requirements for residents to waste storage

- The distance to walk between the front door of a residential property and the nearest bin store should not exceed 30m (horizontal distance. Easy accessibility needs to be guaranteed for all households. Considerations must also be made wherever possible for elderly or disabled residents; and
- Where waste storage is communal, access by residents should be possible without having to go outside.

Accessibility requirements for HDC collection operatives

- The preferred storage/collection point for containers would be as near to the curtilage of the property as possible;
- On-street presentation of communal bins is discouraged;
- Collection vehicles must be able to stop safely within 20 m of any communal bin store;
- Access to the waste store must be on level ground or sited in locations which do not require refuse operatives to wheel containers up/down steps or inclines greater than 1:12;
- A dropped kerb or crossover will be required from the waste store to the vehicle;

- The size of the refuse collection vehicles and their manoeuvrability and turning characteristics need to be considered and access roads and the storage area need to be designed accordingly. HDC's vehicle specification is as follows:
  - o Length – Approx. 9991 mm;
  - o Height – Approx. 3665 mm;
  - o Width – Approx. 2920 mm
  - o Number of Axles – 3
  - o Turning Circle – 19.1 m
  - o Ground clearance – 500 mm
  - o Overhang 2.00 m from rear axle to rear of safety arm.
- All roads must have suitable road surfacing to accommodate a 26-tonne collection vehicle;
- HDC will require an auto-track swept path analysis to show accessibility to different parts
- of the development;
- Waste collection operatives should not be required to manoeuvre bins through more than one set of double doors or reverse the collection vehicle for more than two vehicle lengths;
- Access to bin stores must remain free from obstruction, i.e. HDC requires roads are clear to allow access and therefore provision of suitable parking areas for visitors, unallocated parking or built in lay-bys be included in the design to prevent roads being blocked to collection vehicles;
- Plans need to include a clear marked stopping point for vehicles, vehicle tracking or swept path analysis and demonstrate enough space for turning; and
- If waste storage areas accessible from the street, they must be fitted with a lockable door with either a key, fob or entry code pad.

Movement of bins within the development by on-site staff

It is assumed for properties developed with communal bin stores, the bin store will be located on the ground floor and will be directly accessible from street level by waste collection operatives. Therefore, there would be no requirement for bins to be transferred around the development by building maintenance staff.

For individual residential properties, it is assumed that bins will be presented at the kerbside by the resident on the correct day for collection as determined by HDC. Those with mobility issues will be able to make use of HDC's assisted bin collection service when no one at the property is physically able to move their waste to the collection point.

Commercial Waste Requirements

- HDC provides a bespoke commercial waste collection service. Alternatively, commercial users of the Proposed Development may choose their own licenced waste contractor;
- Bin stores should be large enough to accommodate one week's output of waste as a worst case, however more frequent collections may be able to be arranged by the commercial waste collection provider;
- Bin stores should be easily accessible;
- It is the duty of the commercial user to keep record on waste generation and collection by using waste transfer notes;
- The necessary type and number of containers depends on the type of business and the waste type produced (minimum of four containers, one for mixed residual waste, one for food waste and two for dry mixed recycling (separated for paper/cardboard and glass/metal/plastic);
- Businesses choosing HDC for waste collection and recycling can choose between 360 litre bins, 660 litre bins or 1,100 litre bins;
- Drawings should show and purpose-built storage area for commercial waste containers (including the number of containers, the size of the unit and usage); and
- It is preferred that commercial waste stores are kept separate and secure from residential stores to prevent cross-over of waste.

Additional Requirements and Considerations

The British Standard BS59096:2005[1] includes the following additional requirements:

- Separate refuse areas are required for commercial and residential uses;
- Within the bin store, all bins must be accessible, facilities should not block any utility service points, must not obstruct sight lines for pedestrians, drivers or cyclists, and should be stored separate from bicycles;
- A minimum clear space of 150 mm between each individual container and the surrounding walls is required. The store room should be designed in a way which facilitates convenient removal and replacement of containers;
- Location and space to prevent nuisance or injury;
- Protection against animal scavengers;
- Consider the aesthetics of the development;
- Provide sufficient noise and sound insulation (e.g. from glass handling); and
- Consider ease of maintenance.