

Dear Jack,

I am writing to object to Lifestyle Residences updated bin storage and collection plans for the Molesey Venture site.

The plans do not meet the requirements as set out in the Joint Waste Solutions: Recycling and Waste Provision – Guidance for Developers, published April 2022. The bin proposals will also have an impact on our amenity.

There is insufficient bin capacity for Block A. Joint Waste Solutions bin capacity requirements for flats is shown below (section 2.3 Table 2 pg.4 of the above document). The guidance states that *'storage capacity should be rounded up to ensure that there is enough capacity if the period of collection is extended (for instance over the bank holiday).'*

| <b><u>1 bedroom flat</u></b>      | <b><u>2–3-bedroom flats</u></b>   |
|-----------------------------------|-----------------------------------|
| 120L rubbish                      | 180L rubbish                      |
| 120L recycling                    | 180L recycling                    |
| 23L food waste (collected weekly) | 23L food waste (collected weekly) |

Table 2: Bin capacity calculation for flatted properties (per fortnight)

Block A has 3 x 1 bed flats, 39 x 2 bed flats and 8 x 3 bed flats. Based on the requirements above Block A requires 18 x 1100L recycling and rubbish bins. Only 16 bins are being provided. There also is no allowance for the rubbish from the communal areas such as the kitchen, salon, lounges and gym.

Calculation of bins needed for Block A based on Joint Waste Solutions requirements for Flats

|                            | Rubbish         |              | Recycling       |              | Food Waste      |              |
|----------------------------|-----------------|--------------|-----------------|--------------|-----------------|--------------|
|                            | Litres per flat | Total Litres | Litres per flat | Total Litres | Litres per flat | Total Litres |
| 3 x 1 bed Flats            | 120             | 360          | 120             | 360          | 23              | 69           |
| 39 x 2 bed flats           | 180             | 7,020        | 180             | 7,020        | 23              | 897          |
| 8 x 3 bed flats            | 180             | 1,440        | 180             | 1,440        | 23              | 184          |
| Total Litres               |                 | 8,820        |                 | 8,820        |                 | 1,150        |
| Total 1100L bins           |                 | 8.02         |                 | 8.02         |                 |              |
| Total 1100L bins (rounded) |                 | 9            |                 | 9            |                 |              |
| Total 240L bins            |                 |              |                 |              |                 | 4.79         |
| Total 240L bins (rounded)  |                 |              |                 |              |                 | 5            |

2) The presentation area for the 1100L bins does not meet the access and storage requirements as detailed in section 2.3.1: Communal bin access and storage.

It is stated that *'The area should allow for filling and emptying of the bins by providing a clearance of at least 15cm between adjacent bins'* and *'To avoid misuse of communal bins and ensure only residents have access to using the bins, we would recommend securing the store with a key or coded lock.'*

The bin presentation area is 7.5m x 4.6m. Each bin is 1m in depth and 15cm gap is needed between each bin. Based on the orientation of the bins shown in appendix 2 of the applicant's Waste Management Plan, a space of 8.05m x 4.6m would be needed for 8 bins to be compliant with the section 2.3.1. Furthermore, as 9 bins are actually required the space needed would be 9.20m x 4.6m. The bin presentation area is completely open. Bins will be stored there for 24hrs. To avoid misuse of the bins and vermin issues the presentation area should be a covered and locked bin store.

3) Detrimental impact of the location of the bin presentation area on our amenity.

The bin presentation area is only 1.6m from our boundary. There will be significant noise when the bins are transferred to and from the basement and when the bin lorry emptying bins. As the bin store is not enclosed vermin will be able to enter the bin store and likely into our property. There is likely to be odour from the bins.

- 4) The refuse vehicle tracking plans in appendix 3 of the applicant's Waste Management Plan are not based on Joint Waste Solutions current vehicle dimensions.

Section 5.3 of Joint Waste Solutions guidance states '*Adequate turning space should be provided if the vehicle is expected to access the development. For tracking purposes, the dimensions of the current collection vehicles are 10.6 metres long and 3 metres wide. The minimum turning circles are 19.9 metres (kerb to kerb) and 21.6 metres (between walls).*'

The dimensions of the refuse vehicle used by the applicant for the tracking plans is length 11.2m, width 2.53m and kerb to kerb turning radius 9.5m (19m turning circle).

- 5) The storing of bins outside the substation with some of the bins blocking the plant access double door.

UK Power Network will surely need unimpeded access to the substation 24hr a day 365 days of the year. For 24hrs a week (14% of time), access to the plant doors of the substation will be blocked by the storage of the bins in the presentation area. In addition, the bins will contain flammable materials and are planned to be stored with minimal clearance to the substation wall. Surely this is a potential fire risk?

The applicant's Waste Management Plan is another example of the over development of the site. There is not enough space in Block A to accommodate the required number bins. There is not enough space to have permanent and enclosed storage of the bins at ground level, resulting in an impractical plan to bring the bins up from the basement. The only place available on site to locate the bin presentation area is in front of an electricity substation, insensitively close to the boundary of neighbouring properties and this will have a detrimental impact on our amenity through noise, odour and vermin.

Kind Regards,

Katherine Le Clerc