

planning
transport
design
environment
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land

Waste Management Plan

Heath Buildings, High Street, Oxshott

CLIENT: Heath Buildings Ltd.

JANUARY 2024
PL/AH/32861



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- Appendix A** – Swept Path Analysis
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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 DHA has been commissioned by Heath Buildings Ltd. to provide a Waste Management Plan for the Heath Buildings, in High Street, Oxshott, Surrey.
- 1.1.2 A Waste Management Plan has been requested by the council to support the application and therefore this plan has been provided in order to satisfy this requirement.
- 1.1.3 Following this introduction the Plan is structured as follows: -
- Section 2: summarises the existing conditions local to the site;
 - Section 3: sets out the Management Plan; and
 - Section 4: provides a summary.
- 1.1.4 The aim of the Waste Management Plan is to ensure that the site is serviced efficiently and effectively, that there is no requirement for refuse vehicles to wait or park inappropriately on the local highway network and that bins are positioned in a suitable location.
- 1.1.5 Please note that this will be a live document which may evolve over time, in accordance with the changing circumstances of the site and the environment in which it operates.

2 EXISTING TRANSPORT CONDITIONS

2.1 THE EXISTING SITE

- 2.1.1 The site is located to the west of High Street, within the village of Oxshott, approximately 4.4km to the north-west of Leatherhead. The location of the site in local context is shown in Figure 2-1 below.

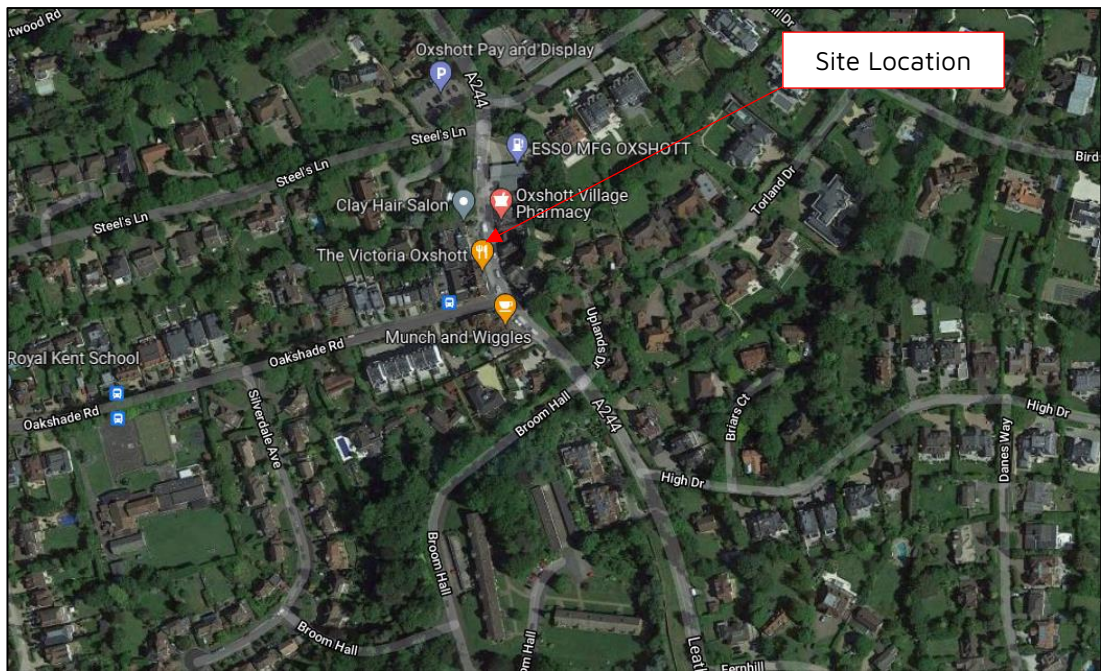


FIGURE 2-1: SITE LOCATION PLAN (COURTESY OF GOOGLE MAPS)

- 2.1.2 The site is currently occupied by the Heath Buildings, which have five retail units on the ground floor (one of which is divided into two smaller units) and five flats on the first floor. It is noted that the flats have been vacant for some time.
- 2.1.3 Refuse vehicles currently reverse into the area of hardstanding to the rear of the site on Oakshade Road where bins are emptied.

2.2 LOCAL HIGHWAY NETWORK

- 2.2.1 High Street, the A244, routes in a general north / south alignment past the site, measures between 5.5 and six metres in width and is subject to a 30mph speed limit. To the north High Street provides a connection with the A3 via Warren Lane and Copsem Lane.

- 2.2.2 Just to the south of the site High Street connects with Oakshade Road at a priority junction. Beyond this High Street provides a connection with the A243 and the M25 at Junction 9 via Leatherhead Road and Oxshott Road. It is noted that the A243 provides a route towards Leatherhead town centre via the A245.
- 2.2.3 Oakshade Road measures approximately six metres in width, routes in a general east / west alignment and is subject to a 30mph speed limit. To the west Oakshade Road provides a connection to Steel's Lane.
- 2.2.4 Parking restrictions are enforced on High Street, with double yellow lines to the east and single yellow lines to the west of the carriageway. It is however noted that a loading bay is present at the frontage of the site on High Street.

2.3 DEVELOPMENT PROPOSALS

- 2.3.1 The proposals comprise the demolition of the existing Heath Buildings and the development of a new four storey building which will contain parking and a residents' gymnasium at lower ground floor, four retail units on the ground floor and nine flats across the first, second and third floors (8no. two beds and 1no. three bed).

2.4 VEHICULAR ACCESS

- 2.4.1 Access to the site will continue to be achieved via the existing dropped kerb arrangement on Oakshade Road, which will serve the existing retail units to the south of the site as well as the basement parking on the lower ground floor, which will be accessed via an entrance ramp.

2.5 SERVICING

- 2.5.1 The external site layout has been subject to vehicle swept path analysis for an 11.4m length refuse vehicle, which confirms that this vehicle type can reverse into the site from Oakshade Road as per the existing arrangement. The vehicle swept path diagrams are included at **Appendix A**.

3 MANAGEMENT PLAN

3.1 OVERVIEW

- 3.1.1 A bin store will be located adjacent to the entrance ramp to the basement car park, which will be utilised by the commercial units. The bins associated with the residential dwellings will be located within the basement, as shown on the site layout plan included at **Appendix B**.
- 3.1.2 A bin shoot will be installed to serve the flats, thereby negating the need for residents to carry their waste to the basement. The location of the bin store within the basement is highlighted below in Figure 3-1:

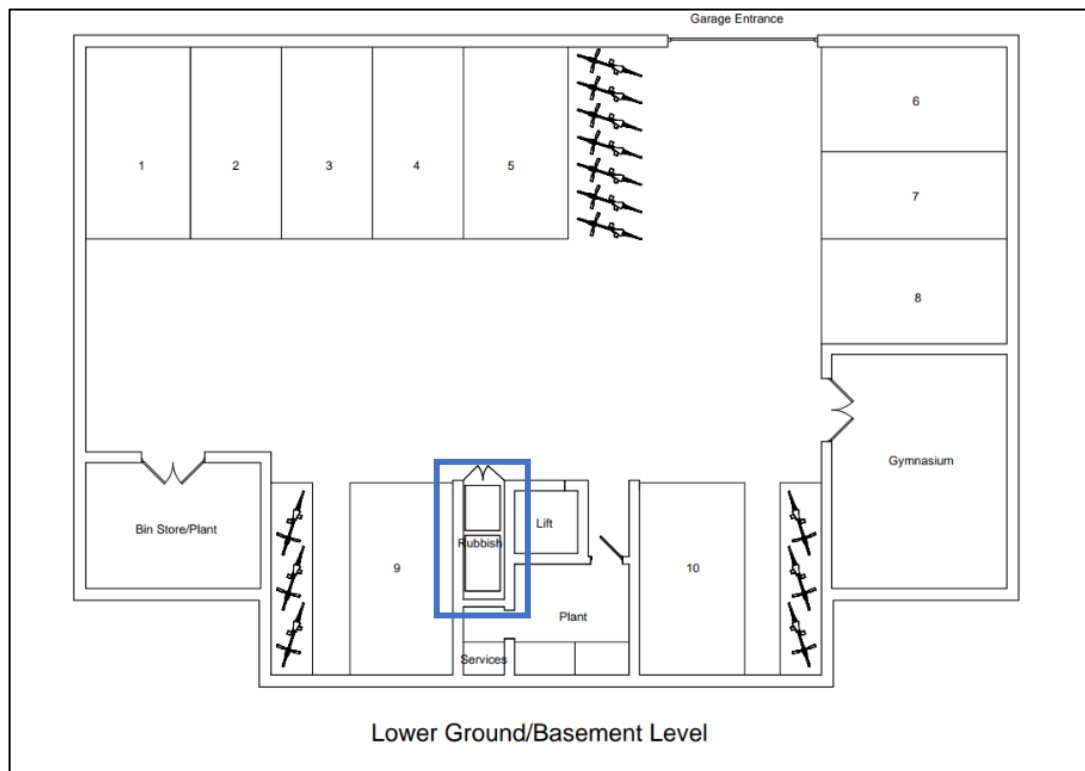


FIGURE 3-1: BASEMANT BIN STORE LOCATION

- 3.1.3 A caretaker will be employed to manage the proposed development, as well Nos. 49-50 High Street. They will be responsible for moving the bins associated with the residential dwellings from the bin store to the alleyway adjacent to the building on collection days.
- 3.1.4 The location of the bin store associated with the commercial units and the bin collection point for the residential dwellings is highlighted in Figure 3-2 overleaf.

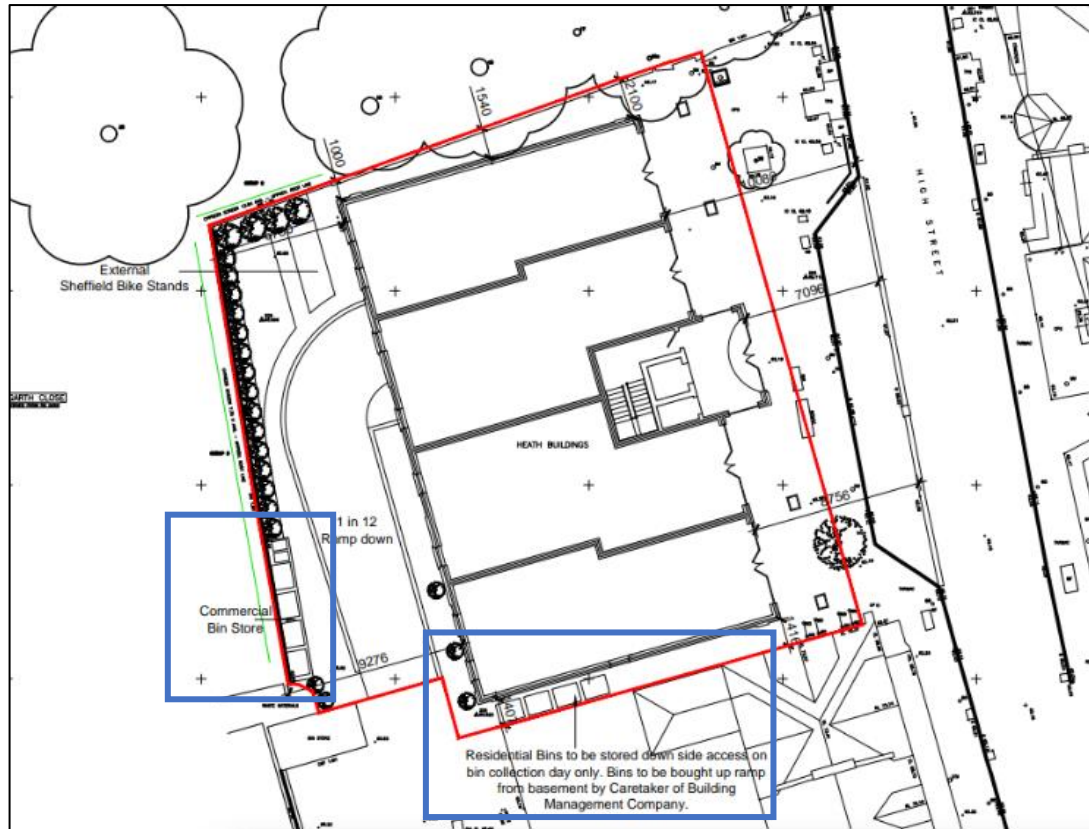


FIGURE 3-2: COMMERCIAL BIN STORE AND RESIDENTIAL

- 3.1.5 The refuse vehicle will reverse into the area of hardstanding to the rear of the site from Oakshade Road and the commercial and residential bins will be positioned within the required 10m drag distance of the vehicle.
- 3.1.6 It is noted that a refuse vehicle will access the site on an infrequent basis and this level of movements is unlikely to result on a severe impact on the on the local highway network.
- 3.1.7 This Management Plan will be reviewed annually and updated as necessary.

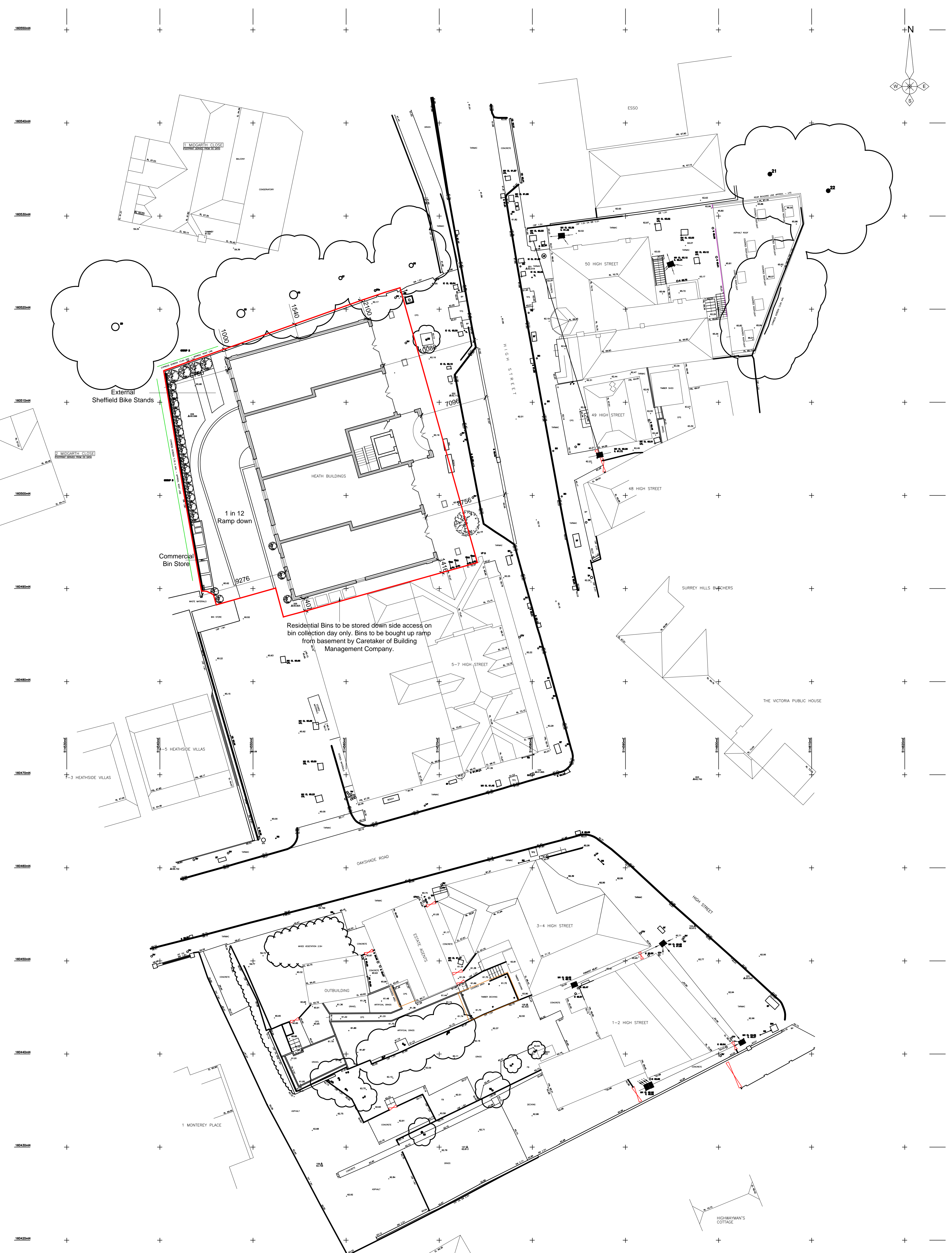
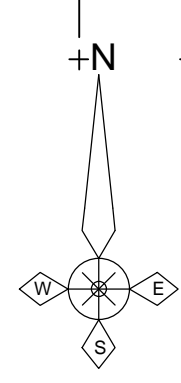
4 SUMMARY AND CONCLUSION

- 4.1.1 This Waste Management Plan has been produced by DHA on behalf of Heath Buildings Ltd. for the Heath Buildings, in High Street, Oxshott, Surrey.
- 4.1.2 The proposed development comprises the demolition of the existing Heath Buildings and the development of a new four storey building which will contain basement parking and a residents' gymnasium at lower ground floor level, four retail units on the ground floor and nine flats across the first, second and third floors (8no. two beds and 1no. three bed).
- 4.1.3 Access into the site will continue to be achieved via the existing dropped kerb arrangement on Oakshade Road. This will serve the existing retail units to the south of the site as well as the basement car park, which will be accessed via an entrance ramp.
- 4.1.4 A refuse vehicle will serve the site from the rear, as per the existing arrangement, with bins located within 10m of a parked vehicle. A caretaker will move residents' bins from the basement to the bin collection point on collection days.
- 4.1.5 This arrangement will ensure that there is no requirement for refuse vehicles to wait or park inappropriately on the local highway network and also to ensure that bins are located within a suitable location.

APPENDIX

A





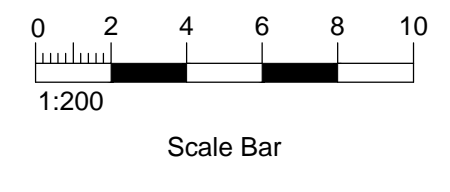
Revision	Date

Project
**Heath Buildings,
 High Street,
 Oxshott,
 Surrey.**
 Title
Proposed Site Plan

Scale	Drwg No	Date
1:200@A1	HLB/04F	Dec 2023



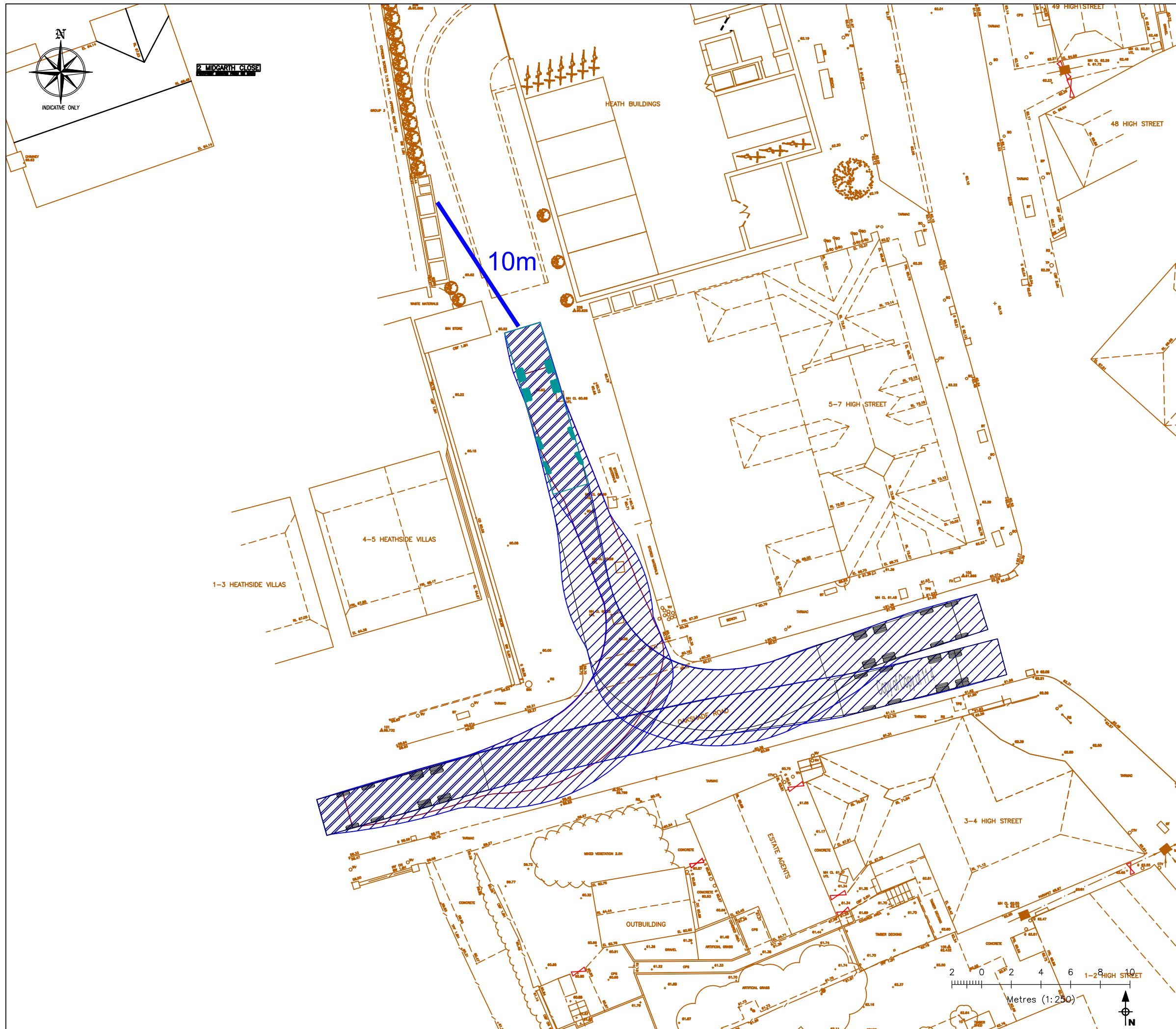
PROPOSED SITE PLAN



APPENDIX

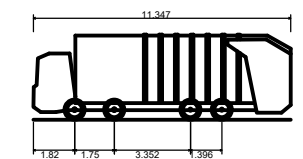
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 - Drawing based on Proposed Layout Plan provided by Wolsey Designs on 19th December 2023



11.4m Refuse Vehicle
 Overall Length 11.347m
 Overall Width 2.500m
 Overall Body Height 3.751m
 Min Body Ground Clearance 0.304m
 Track Width 2.500m
 Lock to lock time 6.00s
 Kerb to Kerb Turning Radius 11.330m

P1 08.01.24 MM First Issue JM JM

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client
 HEATH BUILDINGS

project
 HEATH BUILDINGS, OXSHOTT

title
 VEHICLE SWEEP PATH ANALYSIS
 11.4M REFUSE VEHICLE

project 16640	drwg T-01	rev P1
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