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ARCHITECT

## **Bin and Waste Storage Statement**

**The Old Manor House (1 Summerley Lane), Felpham, Bognor Regis,  
PO22 7HN**

### **1. Introduction**

This statement outlines the arrangements for bin storage, refuse management, and collection for the proposed guest accommodation at *The Old Manor House*. The objective is to ensure waste is managed responsibly and discreetly, in accordance with Arun District Council's Waste Storage and Access Guidelines (2024).

### **2. Waste Management Overview**

The proposed development includes six guest rooms, each with en-suite facilities but no cooking amenities. Waste generation will therefore be limited to general domestic refuse, recyclables, and minimal packaging waste.

All waste management will be carried out by the on-site owner and two staff members, who will collect waste from the units daily and transfer it to the external bin store.

Waste volumes are expected to be comparable to, or less than, the historic nursing home use, which previously contained ten bedrooms and communal facilities.

### **3. Bin Storage Provision**

- The dedicated bin storage area is shown on the *Proposed Site Plan (Drawing P-001)*.
- The storage is positioned adjacent to the cycle store, away from neighbouring property boundaries and guest entrances.
- Bins will be screened by timber fencing and soft landscaping, ensuring an attractive appearance and minimal visual impact.
- Separate bins will be provided for general waste, recycling, and glass/cardboard.
- The location allows for easy access for collection vehicles without obstructing parking or pedestrian circulation.

#### **4. Collection Arrangements**

- External waste bins will only be used by the property owner and staff, avoiding noise and disturbance from guests.
- Collection will occur on standard council collection days via the existing access point on Summerley Lane.
- The area allows for bins to be temporarily presented for collection without impacting on-street visibility or neighbouring access.

These measures ensure the site remains clean, safe, and visually unobtrusive, while maintaining operational efficiency and compliance with local waste standards.

#### **5. Summary**

The bin and waste storage arrangements have been carefully designed to:

- Provide safe and convenient access for refuse collection.
- Minimise visual and acoustic impact on neighbouring dwellings.
- Ensure the site operates quietly and efficiently under private management.

The proposed setup fully aligns with Arun District Council's waste and environmental health policies