

MANAGING THE ENVIRONMENT PDG
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DEVELOPER GUIDE: REFUSE STORAGE FOR NEW RESIDENTIAL PROPERTIES

Cabinet Member Cllr Richard Chesterton / Cllr Neal Davey
Responsible Officer Head of Planning and Regeneration / Waste and Transport Manager

Reason for Report:

To provide guidance for developers on how adequate refuse storage facilities can be incorporated into the design of new residential development schemes both for individual properties and also for communal schemes.

RECOMMENDATIONS

1. That the design guidance be agreed.

Relationship to Corporate Plan: Providing guidance on the design of refuse storage will assist in ensuring that adequate facilities will be provided, reducing the risk of unsightly and uncontrolled waste storage. This contributes to the Corporate Plan objectives of 'Better Homes' and 'Caring for the Environment'.

Financial Implications: None.

Legal Implications: Requirements for adequate refuse storage are contained within the Building Regulations Approved Document H. Planning policies within the Local Plan Part 3 (Development Management Policies) also require adequate storage for waste and recycling.

Risk Assessment: None.

1.0 Introduction

- 1.1 Guidance has been prepared on the design of waste and recycling storage facilities to be incorporated into new residential development. It is intended for use by developers and applicants at the scheme design stage so that when planning applications are made, sufficient and adequate facilities have been incorporated.
- 1.2 Planning policies within the Local Plan Part 3 (Development Management Policies) are relevant and for new housing development require external space for recycling and refuse (policy DM14). Policy DM2 also more generally requires efficient and effective site use. The guidance is proposed to build on these planning policy requirements so that appropriate and acceptable refuse storage facilities are designed into schemes. Requirements under Approved Document H of the Building Regulations also apply.
- 1.3 The guidance has been drawn up in conjunction with the Waste and Transportation Manager in order to ensure that it reflects the Council's

collection procedures and makes allowance for the new garden waste service. Designing residential development in accordance with the guidance will make the storing of refuse and recycling and its transfer to collection locations more convenient for Mid Devon residents, more efficient in terms of collection for the Waste Service and improve appearance.

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Circulation of the Report: Councillors Richard Chesterton and Neal Davey

List of Background Papers: None