

REFUSE STORAGE FOR NEW RESIDENTIAL PROPERTIES SUPPLEMENTARY PLANNING DOCUMENT

Portfolio Holder Cllr Richard Chesterton
Responsible Officer Head of Planning and Regeneration – Mrs Jenny Clifford

Reason for Report:

To present the refuse storage for new residential properties Supplementary Planning Document (SPD) Scoping Report, prior to public consultation.

RECOMMENDATION(S):

That Cabinet approve the draft SPD Scoping Report for consultation.

Relationship to Corporate Plan:

The document contains guidance on the design of refuse storage for new residential development. It addresses existing issues regarding the poor provision of refuse storage in new residential development in order to provide a better quality public realm. This meets the Corporate Plan priorities ‘Homes’ and ‘Environment’.

Financial Implications:

The SPD has associated production costs, for which there is an existing budget within the planning service.

Legal Implications:

There is no statutory requirement to produce SPDs, as these documents are seen as supplementary to the statutory development plan. However, the length and methods of the consultation process are guided by the stipulations of the Town and Country Planning (Local Planning) (England) Regulations and Mid Devon’s Statement of Community Involvement (SCI).

Risk Assessment:

The SPD will set standards for the provision of refuse storage in new residential properties. The document will reduce the risks of costs being awarded against the Council providing decisions are based on its content.

1.0 Introduction

- 1.1 The Planning Service is proposing to undertake a scoping consultation for a new Supplementary Planning Document (SPD) on refuse storage for new residential properties (Appendix 1). This document will not contain policies but will provide guidance on the level of refuse storage to be provided, as well as information on design considerations, capacity,

and location and access arrangements for each type of household in Mid Devon. The existing guidance, 'Refuse storage for new residential properties: A guide for developers' will be used as the primary baseline study and template for the draft SPD.

- 1.2 The basic principle of ensuring that all new households are provided with adequate refuse storage has been incorporated into national policy in Approved Document H of The Building Act (1984). This covers new build residential development as well as the conversion of buildings to a residential use. Section 6 (Solid Waste) deals with the provision of storage space and means of access for people in the building to the storage space, and from the collection point to the storage space. This legislation also gives Mid Devon District Council, as the designated Waste Collection Authority, the power to stipulate to developers what level of refuse storage must be provided.
- 1.3 The current guidance complements existing local planning policy on design of housing (DM14) which requires adequate external space for recycling and refuse for new housing development. Effective waste storage is also a component of good design more generally under policy DM2 'high quality design'. The proposed Local Plan Review Policy DM12 'Design of Housing' will continue to provide the baseline for the more detailed guidance to be included in the SPD.
- 1.4 The guidance as currently drafted allows planning reports to be prepared on a consistent basis with clear evidence based recommendations. Once the guidance is adopted as an SPD, it will gain increased weight in planning decisions. The current guidance was considered by Cabinet on the 17th December 2015 where it was agreed that officers develop the guidance as a Supplementary Planning Document. The draft consultation scoping report was considered by the Planning Policy Advisory Group at its meeting on the 22nd April 2016.
- 1.5 The consultation scoping report (Appendix 1), together with the guidance prepared by the Council in December 2015 forms the first stage in the process of preparing an SPD and seeks to gather the views of developers, the local community and other interested parties on what it should contain. If approved by Cabinet a six week period of consultation is proposed, which will begin on 23 May 2016, closing on 4 July 2016. Subsequently the Council will prepare a draft version of the SPD, which will be subject to one further stage of consultation prior to adoption.

Contact for more Information:

Circulation of the Report: Cllr Richard Chesterton (Cabinet Member), Planning Policy Advisory Group, Finance, Audit, Legal Services, Head of Planning and Regeneration

List of Background Papers

Appendix 1: