

## **Supplementary Planning Document**

### **Refuse storage for new residential properties**

#### **Scoping Report**

15<sup>th</sup> April 2016

#### **1. Subject**

- 1.1. The appropriate provision of refuse storage is an important issue for new residential development. Mid Devon District Council is proposing to expand on existing planning policy through a new Supplementary Planning Document (SPD) in order to provide guidance on the provision of suitable refuse storage in new residential properties. This scoping report, together with the waste storage guidance prepared by the Council in December 2015 (Appendix 1), forms the first stage in this process. It presents some of the issues that have arisen in relation to the design of refuse storage and seeks to gather the views of developers, the local community and other interested parties. A formal consultation process will take place on the draft SPD, which will take account of the responses received to this report.
- 1.2. This report provides clarity and focus to the consultation. However, answering the consultation question is optional and the Council will accept other forms of written response.
- 1.3. The SPD will be prepared in accordance with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement (SCI).

#### **2. Scope**

##### **National and Local Policy**

- 2.1. 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 levels of refuse storage must be provided.

2.2. As set out in the National Planning Policy Framework (NPPF) SPDs are “documents which add further detail to the policies in the Local Plan”. The content of an SPD therefore gains increased weight in planning decisions but it does not form part of the development plan.

2.3. The current guidance complements existing 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).

### **Emerging Local Plan Policy**

2.4. The new Local Plan Review is expected to replace the adopted Mid Devon Local Plan which consists of the following:

- a) Core Strategy (adopted 2007)
- b) Allocations and Infrastructure Development Plan Document (adopted 2010)
- c) Development Management Policies (adopted 2013)

2.5. 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 Waste Storage SPD.

### **3. Potential Content**

3.1. This SPD will use the ‘Refuse storage for new residential properties: A guide for developers’, (see Appendix 1) as the primary baseline guidance and template for the SPD. Consequently, the scope and potential content of the SPD has already been defined to some extent and can be summarised as follows:

- a) Introductory text outlining the current national and local policy context relating to refuse storage design requirements and standards in new residential development.
- b) A summary of the refuse storage containers currently used throughout Mid Devon including their capacity, intended use, the typical number of containers per household and the size dimensions of each type of container.
- c) Design guidance specific to the refuse storage requirements for each type of household in Mid Devon. This will cover the minimum area required for suitable refuse storage, capacity, location of storage areas, and access and design considerations for each of the following household types:
  - i. Individual, detached or semi-detached properties
  - ii. Terraced houses

- iii. Flats and properties in multiple occupancy
  - iv. Communal refuse facilities
- d) Information on the garden and waste collection services available to the residents of Mid Devon including design guidance for developers on how garden and waste storage areas can be provided within new residential development.
  - e) Guidance on the provision of bin containers to the residents of Mid Devon. This section will outline the bin containers supplied by the Council and the containers residents are required to purchase.
  - f) A final checklist for developers to consider when ensuring that suitable refuse storage has been provided for new residential development in Mid Devon.

3.2. The guidance as currently drafted allows planning reports to be prepared on a consistent basis with clear evidence based recommendations. However, it is acknowledged that the guidance has not been written in the form of an SPD and therefore may require some adaptation. Once the guidance is adopted as a Supplementary Planning Document, it gains increased weight in planning decisions.

#### 4. Consultation Question

4.1. This is an informal stage of consultation, primarily aimed at gathering evidence and information before the draft SPD is proposed. To steer feedback to this consultation a single open ended question is proposed:

**Question 1: Are there relevant matters that have not been taken into account, or is there further guidance related to refuse storage in new residential development that should be provided within the SPD?**

- 4.2. Answering the above question is optional and the Council will also accept other forms of written response.
- 4.3. Responses can be emailed to [planningconsultations@middevon.gov.uk](mailto:planningconsultations@middevon.gov.uk) or posted/delivered to Forward Planning, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon, EX16 6PP. Responses must include the sender's name and full postal address, otherwise they cannot be registered. The Council will only use respondents' contacts details to inform them about the plan and other planning matters.
- 4.4. The deadline for written responses to this consultation is the [Insert date] (midnight).
- 4.5. In preparing the SPD the Council will take account of any representation made in response to this consultation. A formal draft stage consultation will follow this scoping stage consultation before formal adoption of the SPD.

## Appendix 1: Refuse storage for new residential properties: A guide for developers