

Supplementary Planning Document

Refuse storage for new residential properties

Scoping Report

15th 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 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



Refuse storage for new residential properties

A guide for developers

December 2015

Introduction

This document provides guidance on design of waste and recycling storage in new developments across Mid Devon. Given that households are required to store waste for up to a fortnight, Mid Devon District Council has adopted a policy of requiring developers to provide adequate space for wheeled bins in all new builds in the district where it is practical to do so.

Even in developments where it is not practical to use wheeled bins, adequate refuse and recycling storage must still be provided for a two week period, based on non-wheeled dustbins and kerbside boxes.

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 H6 (Solid Waste) deals with 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.

This guide complements the Council's Local Plan Part 3 (Development Management Policies) which provides detailed policies to manage development proposals throughout the district. Policy DM14 (Design of housing) specifically 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).

Please read this guide carefully, and ensure that the principles are followed in your submission. Failure to indicate adequate refuse storage on plans submitted to Mid Devon District Council is likely to mean that your application will be rejected. It is a good idea to discuss any site specific issues with the Local Planning Authority before submitting your application.

Containers used through Mid Devon

Type of container	Typical number per household	Dimensions mm (height x width x depth)
<p>Wheeled Bin (240 litre) for garden waste</p> 	1	1100 x 585 x 740
<p>Residual Waste: Sufficient space for wheeled bin (up to 240 litre) for non-recyclable residual waste</p> 	1	1100 x 585 x 740
<p>Black/Green Box (55 litre) for recycling</p> 	Up to 4	350 x 585 x 390
<p>Kerbside food waste container (23 litre)</p> 	1	450 x 310 x 340
<p>Communal wheeled bin (1100 litre)</p> 	Dependant on premises - refer to Section 4	450 x 310 x 340

What we are looking for

1. INDIVIDUAL, DETACHED OR SEMIDETACHED PROPERTIES

An area of hardstanding should be provided in the back garden or courtyard for storage of two standard 240 litre wheeled bins per property, in addition to two 55 litre recycling boxes. This equates to an area at least 1.2 x 1.2m for each dwelling.

A clear, flat access should be provided between the designated storage point at the rear of the property and the collection point, which should be at the front of the property and free from steps or other obstacles. If a path needs to be constructed to meet with this requirement, it should be a minimum of 650 millimetres wide with a tarmac surface to facilitate wheeling the bin.

As Mid Devon District Council requires householders to place their bins at the nearest point of the highway on collection day, it is advantageous for an alcove to be provided by the front gate so householders can place their bins out for collection without restricting access to their property. Householders are not permitted to store permanently bins for collection on an adopted public highway.

If the rear garden or courtyard of the property is at a higher or lower elevation than the front, or if for any other reason access from the rear to the front requires steps or other obstacles to be built that would prevent the easy movement of wheeled bins, then a bin store or storage area for two 240 litre wheeled bins needs to be provided at the front of the property. This also applies if the distance for the householder to wheel the bin is more than 25 metres.

If the elevation of the property is such that it requires steps up or down from the pavement, then an alcove or store needs to be provided at pavement level for the permanent storage of two 240 litre wheeled bins. Please note that for reasons of Health and Safety, our Waste Operatives will not move wheeled bins up or down steps.

If building a bin store with a roof, please ensure that sufficient vertical clearance is available to allow the lids of the wheeled bins to be opened fully. Bin stores or storage areas should be as conveniently located as possible for the householder, whilst taking into account the essential requirements above.

2. TERRACED HOUSES

Properties built in new developments must be provided with a discreet or integral bin store or storage space at the front large enough to accommodate two 240 litre wheeled bins and two 55 litre recycling boxes. This equates to an area at least 1.2 x 1.2m for each dwelling.

Clear flat access (i.e. no steps or other obstacles) should be provided between the designated storage point and the collection point. If a path needs to be constructed, it should be a minimum of 650 millimetres wide with a tarmac surface to facilitate wheeling the bin. It should be less than 25 metres from storage to collection point

because householders tend to leave bins in places convenient to themselves rather than wheel bins more than 25 metres. This can be to the detriment of the appearance of the development soon after first occupation and can cause an obstruction.

If the elevation of the property is such that it requires steps to be built up or down from the pavement, then an alcove or store must to be provided at the pavement level for two 240 litre wheeled bins.

In certain types of 'courtyard' style terraced developments, it may be more practical to provide a communal refuse store with provision for pairs of 240 litre bins or bulk bins. Please refer to Section 4 for more detailed information about this.

Please note that it is not acceptable for refuse collectors to have to collect wheeled bins from rear service paths or lanes. Collection will normally take place from nearest point of the adopted highway from the front of the property. However, in some cases, collection from the rear of the property may be acceptable but only if the property opens out directly onto another road that can be accessed by a refuse collection vehicle.

3. FLATS AND PROPERTIES IN MULTIPLE OCCUPANCY

Mid Devon District Council requires the occupier to take responsibility for their own refuse and recycling wherever possible. Communal facilities can unintentionally create opportunities for residents to contaminate their neighbours' recycling efforts, as well as provide little incentive for householders to recycle, due to a lack of accountability.

If the location of flats and compact high density housing developments are such that this individual provision (contained within a communal storage area if necessary) is not possible, then they should be provided with a communal refuse store designed to take 1100 litre bulk communal refuse and recycling bins. Please refer to Section 4 Planning communal refuse facilities for more detailed information about this.

4. PLANNING COMMUNAL REFUSE FACILITIES

Capacity:

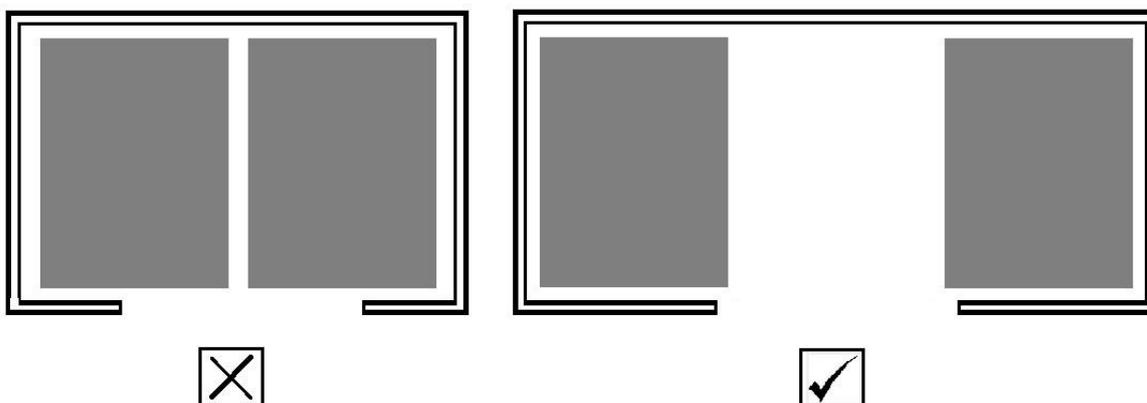
Communal refuse stores must be provided for the storage of individual pairs of wheeled bins in smaller developments; sufficient space must be left for the residents to access their bins easily, and for the bins to be able to be removed individually from the store.

Refuse stores must be large enough to accommodate one bulk 1100 litre refuse bin per six flats, and each property must have its own dry recycling and food waste containers.

These figures are based on 2-3 persons per unit. If the majority of the units in your development have more or fewer persons than this, the number of bins required will need to be adjusted accordingly. As a general rule each person will require a minimum of 60 litres residual refuse capacity per fortnight and a minimum of 55

litres of recycling capacity per fortnight. The Council does not provide residual communal bins.

Internally the bin store must be large enough for residents to gain access to all bins and for each bin to be able to be removed individually from the store without, having to remove any of the other bins first.



Bins must be easily accessible to all users, including for maintenance purposes

Location and Access:

Communal refuse stores need to be located in a convenient location for both the users and refuse collection operatives.

In practical terms the store should be located in as central a location as possible in the development so that all residents have easy access to it (i.e. you should try to avoid locating the stores in a position where some residents have to carry their refuse a much greater distance than others). If this is not possible in the central part of the development, then you should consider locating the stores at the main entrance to the development.

Communal stores must also be located no further than 25 metres from the nearest point of access for the refuse collection vehicle. Please note that our standard Refuse Collection vehicles require a minimum of 4 metres vertical clearance and access roads need to be at least 3 metres wide. The distance that refuse should be carried to the store should be limited to 30 metres.

Clear, flat access without steps or other obstacles should be provided between the bin store and the nearest point of access for the refuse collection vehicle with steps avoided wherever possible. If a path needs to be constructed to comply with this requirement, it should be a minimum of 1.2 metres wide with a hard surface to facilitate wheeling the bins and should not have a gradient greater than 1:12.

Refuse storage should be provided in external areas wherever possible. If external space is insufficient or unsuitable, internal storage may be acceptable. In such instances advice should be sought from MDDC Building Control due to the need to

consider protected means of escape routes as result of fire risk. Ventilated lobby arrangements may also be required.

Design considerations:

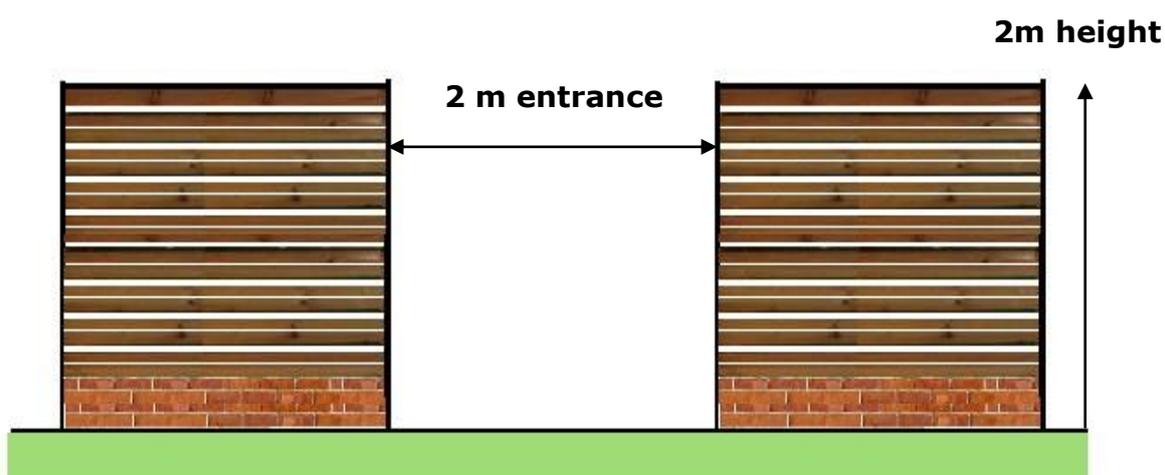
Ideally bins stores should be discreet roofed sheds built out of the same materials that are being used in the rest of the development so they blend into the background. However in some cases a simple hard standing area large enough to accommodate the required number of bins will suffice provided there is some form of screening employed to lower the visual impact. Please note however that all proposed designs will be subject to planning approval.

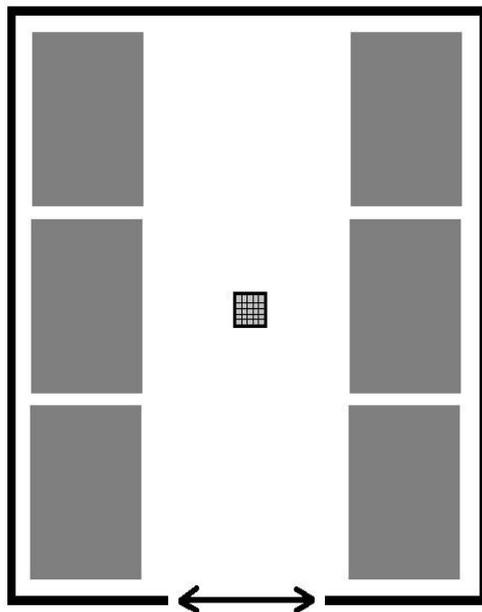
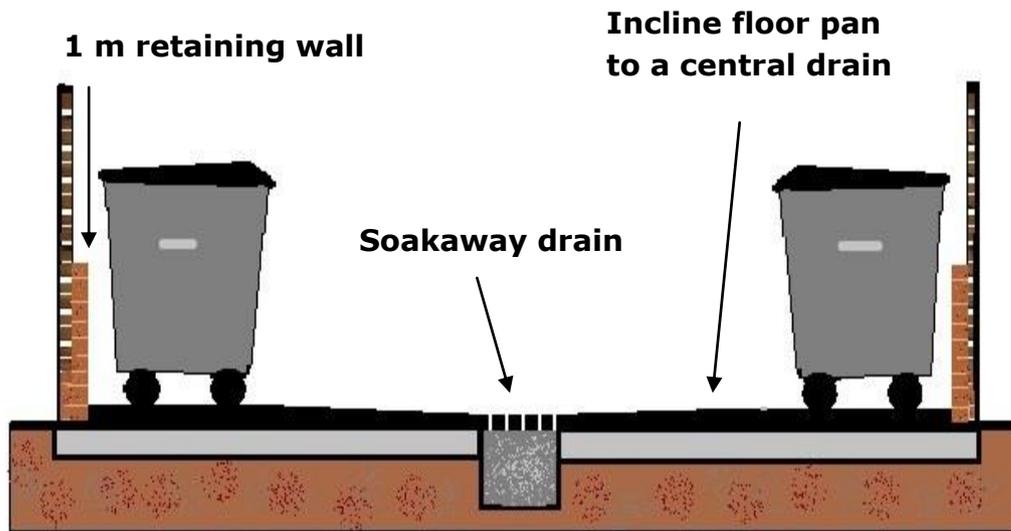
All bin stores or bin store areas should have a tarmac or concrete floor that is slightly inclined towards a central soakaway drain. This is important as refuse bins can sometimes leak smelly liquids, which would otherwise pool on the floor and could cause an odour problem and/or health risk. They should be designed to allow for washing down and draining the floor into a system suitable for receiving polluted effluent. Gullies should incorporate a trap which maintains a seal even during prolonged periods of disuse.

Enclosed refuse stores must also be provided with adequate ventilation to minimise the build-up of odours. This should take the form of an active extractor fan system if the store forms an integral part of a dwelling unit or airbricks if the store is remote from dwelling units.

If building a bin store with a roof, please ensure that enough vertical clearance is available to allow the lids of the wheeled bins to be opened fully. Mid Devon District Council reserve the right to refuse to collect waste directly from a communal storage area that after inspection is deemed to be inappropriately positioned.

Communal bin store design





Typical plan view of communal bin store, incorporating:

- **Adequate space to move bins**
- **2m wide entrance**
- **Central drain**
- **Screening from view (with option of lockable gate)**

Drawings not to scale

5. GARDEN WASTE COLLECTION SERVICE

Residents in Mid Devon also have the option of subscribing to a garden waste collection service every two weeks. The option of a 240 litre wheeled bin for garden waste should be able to be accommodated within the design of the development. Consideration should be given to an individual storage area for this service if the householder is intended to have responsibility for their own garden. In the past, some developers have, in appropriate locations, allowed storage space for an individual home composter per household and provided the composter unit, to encourage residents to improve their own gardens without the need for extra transport of garden material.

6. BIN PROVISION

Please note that whilst the Council supplies recycling boxes and caddies for both kitchen and kerbside, it does not provide wheeled bins. Wheeled bins for residual waste may be purchased from the Council as an alternative to the use of black bags. Subscription charges for the garden waste collection service vary according to whether the householder requires a 240 litre or 140 litre wheeled bin or alternatively chooses to use 120 litre compostable sacks.

FINAL CHECKLIST

- Has space been allocated for refuse stores?
- Have the refuse collection points been checked and are the bin storage areas therefore correctly located?
- Can the bins be moved/accessed easily by the householder and the refuse collectors?
- Have the number of properties and number of bin spaces been specified?
- For communal schemes, has the number of bed spaces been specified?
- Has enough refuse and recycling capacity for the number of planned households been provided?

If the answer to any of these questions is 'no' then your application is likely to be returned for amendment, have conditions placed on it, or there is a risk that it will be refused.

USEFUL CONTACTS

www.middevon.gov.uk

Mid Devon District Council 01884 255255