

**DPD**

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**From:** Steffan Harries  
**Sent:** 18 July 2016 10:04  
**To:** DPD  
**Cc:** Cattermole, Andrew; Neil Mantell  
**Subject:** Supplementary Planning Document – Refuse storage for new residential properties  
**Attachments:** 180715 Mid Devon Waste SPD response.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sir or Madam,

In accordance with today's deadline to provide comment on the above SPD, please find attached a letter submitted on behalf of our client, Barratt David Wilson Homes. The letter provides comments in response to the SPD, that we would appreciate the Authority taking into account.

As per the requirements, our name and full postal address are included both below and on the letter.

I would be grateful for acknowledgement of receipt of this submission. Many thanks.

Kind regards,

**Steffan Harries** Principal Planner  
BSc (Hons) MA(UD) MRTPI

**PLEASE NOTE OUR NEW LANDLINE NUMBER AND ADDRESS AS OF 4<sup>TH</sup> JULY 2016:**

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Date: 18<sup>th</sup> July 2016  
Our Ref: SJH/16.149

Development Management  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP

Dear Sir or Madam

**Supplementary Planning Document**  
**Refuse storage for new residential properties**

On behalf of our clients Barratt David Wilson Homes, please find herein our comments in relation to the draft Supplementary Planning Document ('SPD' hereafter) entitled 'Refuse storage for new residential properties'.

The production of such advice is generally welcome, as it could act as positive guidance on what is required by Mid Devon District Council ('MDDC' hereafter) in order to help implement the policies of the Local Plan and assist land owners and developers. Production of SPDs must be carried out in accordance with the provisions of the National Planning Policy Framework ('NPPF' hereafter) and Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Scoping Report that prefixes the draft SPD document poses the following query, which we aim to respond to herein, as well as providing general comment on any matters of pertinence.

*"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?"*

In this respect, the guidance contained within the draft SPD raises a number of concerns, which are detailed below.

## The Role of Supplementary Planning Documents

The role of SPDs is set out in NPPF under paragraph 153, under the heading of 'Plan-making' and within the subsection that discusses Local Plans and their supporting document. The paragraph reads as follows:

*"153. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan*

**Page 3, third paragraph** – It is considered onerous that an alcove is suggested to be provided adjacent to front gates to allow for hardstanding for bins. This would reduce the amenity benefit of any front garden or curtilage to housing, solely for the sake of refuse collection on one day per week. It is suggested that the first sentence of this paragraph should be reworded to the effect of *'it is advantageous where possible, but not required, to provide an alcove...'* It is also suggested that the second sentence of this paragraph be reworded to explicitly make clear that presentation of bins on a public highway (footway) on refuse collection day is permitted.

## **2. TERRACED HOUSES**

**Pages 3-4, first and fifth paragraphs within section** – These paragraphs are considered to be contradictory. If refuse collection can take place at the rear of properties, as accepted in the fifth paragraph, then it must be considered acceptable that no front storage space of refuse need be provided. These paragraphs should be amended accordingly and a pragmatic approach from Planning, Highways and Waste Officers should be adopted to allow refuse collection from rear gardens/yards. This would also provide the benefit of removing unsightly bins from the primary elevations and routes of developments.

We have no further comments on the remainder of the document.

We trust that our comments will be taken into account in formalising the process with appropriate amendments made to the documentation. It would be appreciated if we could be kept updated on the progress of the SPD and informed when the adoption of the document is made.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

**Steffan Harries**  
Principal Planner

**LRM Planning Ltd**

