

AGENDA ITEM: 8

SUMMARY

Report for:	Cabinet
Date of meeting:	10 February 2015
Part:	1
If Part II, reason:	

Title of report:	Revised Waste Storage Guidance Note
Contact:	<p>Cllr Andrew William, Portfolio Holder for Planning and Regeneration;</p> <p>James Doe, Assistant Director, Planning, Development and Regeneration;</p> <p>Laura Wood, Team Leader, Strategic Planning and Regeneration; and</p> <p>Laura Badham, Technical Assistant, Strategic Planning and Regeneration.</p>
Purpose of report:	To agree a new 'good practice guide' for developers and landowners to promote the inclusion of appropriate and well-designed waste management facilities within new development schemes.
Recommendations	<p>Cabinet is recommended to:</p> <ul style="list-style-type: none"> (a) Adopt the Policy Guidance Note as a material planning consideration in relevant planning decisions and for use in the preparation of planning documents. (b) Delegate authority to the Assistant Director, Planning, Development and Regeneration to make minor editorial changes to the document, prior to its final publication.
Corporate Objectives:	The Waste Storage Guidance note supports the 'Dacorum Delivers' objective, to improve efficiency and effectiveness of services. It will help planning decisions to be approved within agreed time scales by providing upfront and clear advice on the provision of waste management facilities for new development.

	<p>Good quality design will be encouraged, supporting delivery of the Council's 'safe and clean environment' objective. Unsightly bins can damage the visual amenity of an area. Promoting appropriate, convenient and well-designed waste management facilities which follow all relevant legislation and building regulations, will reduce anti-social behaviour and help provide a safe and pleasant environment.</p>
<p>Implications:</p> <p>'Value For Money Implications'</p>	<p><u>Financial</u></p> <p>There are no direct financial implications in relation to this guidance note. It application will however assist in the efficient determination of planning applications within the statutory decision periods, which will assist with the overall financial efficiency of the planning service. Funding is provided through the LDF budget.</p> <p><u>Value for Money</u></p> <p>Up-to-date guidance on waste management facilities for all new development will ensure long term financial benefits. Improving the preparation of waste re-use and re-cycling will decrease the need for disposal by landfill or incineration. This will reduce landfill tax for the Council (which ensures EU targets are met under the Landfill Directive).</p>
Risk Implications	<p>There are no direct risk implications related to this guidance note. The note provides detailed guidance to support the application of design policies within the adopted Core Strategy. A separate Risk Assessment has been prepared for the Local Planning Framework (of which the Core Strategy is part). This is updated monthly as part of CORVU monitoring processes.</p>
Community Impact Assessment	<p>Equalities Impact Assessment prepared for the Core Strategy, which this guidance note supports. This will be translated into a new Community Impact Assessment in due course.</p>
Health And Safety Implications	<p>There are no direct health and safety implications related to this guidance note. The updated advice should however ensure that health and safety issues relating to the storage and collection of waste are minimised.</p>
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer:</p> <p>No comments to add to the report.</p> <p>S.151 Officer</p> <p>No further comments to add.</p>
Consultees:	<ul style="list-style-type: none"> • Development Management (Alex Chrusciak, Michael Davey) • Waste Services (Ray Houldey) • Neighbourhood Delivery (David Austen, Craig

	Thorpe,Sheila Chauhan, Nicholas Egerton)
Background papers:	<ul style="list-style-type: none"> • National Planning Policy Framework (NPPF). • National Planning Policy for Waste (October 2014). • Waste Management Plan for England (December 2013). • Waste (England and Wales) Regulations 2011. • Hertfordshire Waste Development Framework. Waste Core Strategy & Development Plan Document 2011-2026. Adopted November 2012. • Dacorum Borough Council's Core Strategy – Adopted Sept 2013. • Dacorum Borough Council's Local Plan 1191-2011. Adopted April 2004. • The Code for Sustainable Homes (CfSH). February 2008.
Glossary of acronyms and any other abbreviations used in this report:	<p>NPPF – National Planning Policy Framework</p> <p>PPG –Planning Practice Guidance</p> <p>CfSH – Code for Sustainable Homes</p> <p>DBC – Dacorum Borough Council</p>

Background

1. INTRODUCTION

- 1.1. The Council's current guidance note on Bin Storage was published in January 2007. The Council's Corporate Sustainability Group requested the preparation of a revised guidance note to reflect the new bin collection regime which came into force in November 2014.
- 1.2. The new guidance note (attached as an appendix to this report) has been prepared by consultants Tibbalds Planning and Urban Design with input from various Council departments: Strategic Planning, Development Management, Waste Services, and Neighbourhood Delivery.

2. WHY IT IS NEEDED

- 2.1. A good practice guide is required for developers and landowners to ensure appropriate and well-designed waste management facilities within new development schemes. Once adopted it will replace the January 2007 guidance.
- 2.2. Advice in the Government's Planning Practice Guidance (PPG) states that *"unsightly bins can damage the visual amenity of an area. Carefully planned bin storage is, therefore, particularly important. Local authorities should ensure that each dwelling is carefully planned to ensure there is enough discretely*

designed and accessible storage space for all the different types of bin used in the local authority area (for example landfill, recycling and food waste)”.

3. WHAT THE GUIDANCE COVERS

- 3.1. The main focus of the guidance note is residential schemes. This is because the requirements for this type of development are much more complex in terms of both the waste receptacles and consequent design of bin storage than for commercial developments.
- 3.2. The advice note draws on national, regional and local policy and guidance as the basis for developing the principles it contains. Detail is provided on collection and storage requirements for Dacorum, highlighting recent changes brought in by the revised bin collection and storage regime.
- 3.3. Sections cover each of the following topic, with photos and illustrations as appropriate:
 - Planning policy context and building regulations.
 - Waste Storage in Dacorum – including details of the new residential collection service, and waste storage requirements for houses and flats;
 - Design guidance for new build development – include principles to take into account when considering both site layout and the detailed design of development schemes.
- 3.4. It is understood that a new collection service starts for flatted developments in late Spring/early Summer 2015. On the advice of the Waste Services team, some assumptions have been made that this service will reflect that recently implemented for other residential development.
- 3.5. A brief section on commercial and mixed use development is also included. The Council's commercial waste collection services are due to be reviewed in the 2015 and detailed guidance has been omitted as the precise nature of the new collection regime is not yet known. Commercial waste services differ significantly from residential, as business can choose whether to obtain this service from the Council or a licensed external provider.
- 3.6. Despite these forthcoming changes it was considered important to issue revised guidance as soon as possible, as there are a number of large residential schemes in the pipeline for which clear guidance on waste collection is essential.

4. HOW IT WILL BE USED

- 4.1. The new guidance will support delivery of policies set out within the Council's adopted Core Strategy, particularly Policy CS12: Quality of Site Design and CS29: Sustainable Design and Construction. It will be referred to in future development briefs, masterplans and in pre-application advice given to potential applicants. It will also be a material planning consideration in relevant planning applications and be referred to in Development Management Officer reports where appropriate.

5. UPDATING AND REVIEW

- 5.1. The guidance will need to be kept under review and may need updating following commencement of the new collection regimes for commercial and flat waste collection regimes. Any updates will be referred back to Cabinet for approval.