

SUBJECT:	Waste Management Planning Guidance
REPORT OF:	Officer Management Team - Director of Services Prepared by - Head of Environment & Head of Sustainable Development

1. Purpose of Report

- 1.1 To update Members on Waste Management Planning Guidance for new developments.

2. Links to Council Policy Objectives

- 2.1 This matter is related to the following local and national policy objectives:
- South Bucks Sustainable Community Strategy and Corporate Plan Key Theme - Sustainable Environment - protecting our heritage, protecting our future.
 - Council priority to continue to improve the street scene and cleanliness of the district as a key public services coordinator
 - The current Joint Waste Management Strategy for Bucks policies, including “securing a long-term strategy for the management of wastes for which the member authorities are collectively responsible”.
 - The Council’s recycling/composting target of 60% by 2025 as part of the Joint Waste Management Strategy for Bucks. The national target of 45% by 2015 and 50% by 2020. There are no longer District specific targets.

3. Background

- 3.1 Planning applications must be submitted to, and granted permission by, South Bucks District Council as the Local Planning Authority before development starts. It is important that all new developments have adequate planning in place for waste storage and collection. Failure to do so can lead to inconvenient waste storage for the inhabitants and the potential for collections to be not only inefficient but also a possible risk to health and safety.
- 3.2 There have been instances in the past where new developments have been completed but the inadequate provision for waste storage and collection has resulted in access and collection issues that place additional strain on collection resources, for instance a need for the development to be placed on the already overstretched restricted access round.
- 3.3 The Core Strategy and South Bucks District Local Plan are key documents, which together with the County Council’s Minerals and Waste Local Plan form the Development Plan for the District. The plan sets out detailed policies for the development and use of land, guiding day-to-day planning decisions. Under the

existing Local Plan there is no specific policy regarding waste storage and collection. Similarly the National Planning Policy Framework (NPPF) does not include any policies on waste.

- 3.4 Currently the Environment Team provides guidance at the pre-application stage to architects and developers with regards to the provision that needs to be made in their scheme for refuse and recycling containment and servicing. Additionally, once the Council has received a formal planning application, guidance is provided to the Development Management Team on whether or not the proposals are acceptable.
- 3.5 The Environment Team use a document called the 'Waste Management Design Guide' to inform their decision making. This is not shared externally in its current form.

4. Discussion

4.1 The Environment Team feel it would be beneficial to have waste planning guidance available to both the Development Management Team and prospective applicants/ developers so that due regard is given to waste storage and collection arrangements in the preparation of applications by applicants and in the determination of those applications.

4.2 Discussion with the planners has highlighted the following ways in which greater account can be taken of the need for new developments to make appropriate provision for waste containment and access for servicing can be made:

1. A Supplementary Planning Document (SPD).
2. Adding waste to the 'Local Requirements for the Validation of Planning Applications' (Local List)
3. Guidance Note

4.3 **SPD** - Supplementary Planning Documents carry the most weight. However an SPD is not an option because there is no supporting policy in the Local Plan.

4.4 **Local List** - The Local List states what information must be included with the application in order to validate a planning application. However, inclusion in a Local List would only require that information on waste and recycling facilities is submitted in an application. However this is not an option since the guidance note itself says that this detail can either be submitted with the application, or can be submitted and approved after permission has been granted but before development commences. Additionally, the Local List cannot set out what level of provision needs to be made - that would need to be set out in a Guidance Note. Furthermore, a change to the Local List would also necessitate a public consultation process. The Government cautions Local Authorities about having too extensive Local Lists, and there is an appeal process should someone not submit something which is included in the Local List.

4.5 **Guidance Note** - A guidance document will go through the Member process and need to have Cabinet agreement so will still carry some weight. It can be available on the website and developers will be encouraged to take account of it during pre-

application discussions with Planning Officers. The attached Waste Management Design Guide has been jointly produced by the Environment and Development Management Teams.

4.6 In addition it is worth noting that section 5.11 (page 24) of the existing Residential Design Guide (SPD) refers to Bin Stores and specifically makes reference to '*the councils forthcoming Waste Management Design Guide*'. Taking into account this advice, the suggested way forward in the short term is;

- For the Waste Management Design Guide (appendix A) to be agreed by Environment (18th February 2015) and Sustainable Development (25th February 2015) PAGs and Cabinet and made available to prospective applicants/developers and Development Management staff in the planning section of the website.
- For Planning Officers to introduce the guidance at the pre-application stage and to encourage developers to use it so that the relevant information is submitted with their applications.
- For the Environment Team to conduct training sessions with Planning Officers to highlight the issues that affect waste collection and the impacts of poor planning using both good and bad case studies and practical examples.

4.7 Developing a policy on Property Boundary Collection where developers choose to disregard the guidance could further support enforcement of the guidance document. The Environment PAG could decide on the need for such a policy at a later date if issues with developers are still occurring.

4.8 As a longer term solution, SBDC will be developing a new Local Plan over the next few years it is recommended that the Planning and Waste teams work together to put suitable policy into place for future.

5. Resource and Wider Policy Implications

5.1 Potential risks are as follows;

- If the proposed methodology is not followed as a minimum it will be impossible for the Council to enforce what it considers to be adequate provision for waste management provision within new developments.

6. Recommendation

Members of the PAGs are asked to advise the Portfolio Holders whether to recommend to Cabinet the adoption of this Guidance Document.

Portfolio Holder:	Councillor N Naylor
Officer Contact:	Simone Singleton, Waste Project Officer, 01895 837213 simone.singleton@southbucks.gov.uk
Background Papers:	None

Classification: OFFICIAL

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