

Consultation Statement

for the Isle of Wight Council's draft

Guidelines for Parking Provision as Part of New Developments

Supplementary Planning Document

1. This statement sets out who the Isle of Wight Council consulted when preparing the draft Guidelines for Parking Provision as Part of New Developments Supplementary Planning Document (SPD), a summary of the issues raised and how those issues have been addressed in the final SPD. Preparation of this statement is a requirement of Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the council's Statement of Community Involvement.
2. Consultation commenced on the draft SPD on Friday 4 November and closed midday Monday 5 December 2016.
3. Copies of the documents were available online (on both the homepage of iwight.com and on the planning policy pages), and at Seaclose Offices. A notice advertising the consultation and how to respond was placed in the local newspaper and a copy of the notice can be found in Appendix 1. The consultees who were specifically notified of the consultation are listed in Appendix 2.
4. There were 13 responses to the consultation. A summary of each representation, the council's response to them and any proposed changes are set out in Appendices 3 and 4.
5. A number of minor consequential changes have been made to the document following the consultation. The changes are set out in Appendix 4.
6. Internal consultation had taken place prior to the public consultation and this shaped the content of the consultation draft SPD. An outline of this consultation work can be found in Appendix 5.

Appendix 1

Guidelines for Recycling and Refuse Storage in New Developments Draft Supplementary Planning Document Consultation

The Isle of Wight Council is consulting on the content of the above document with a view to adopting it as a Supplementary Planning Document (SPD) within the Island Plan Local Development Framework.

The Guidelines for Recycling and Refuse Storage in New Developments Draft SPD sets out the council's proposed approach towards recycling and refuse storage in new development.

The document is supported by a draft Environmental Screening Statement and a Consultation Statement.

The above documentation is available to view and download at:

www.iwight.com/spd

A copy of the draft SPD and supporting documents are also available for public inspection at:

Seaclose Offices Reception, Fairlee Road, Newport
Monday-Thursday 8.30am to 5pm (except last Wednesday of the month - 10am to 5pm)
Friday 8.30am to 4.30pm

The period for representation will run from Friday 4 November until midday on Monday 5 December 2016. Any representations may be accompanied by a request to be notified at a specific address of the adoption of the SPD.

Representations should be sent to: Planning Policy, Isle of Wight Council, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS or via email to:
policy.consultation@iow.gov.uk



Appendix 2

The following table sets out who was specifically notified of the SPD consultation.

Who was notified of the consultation?
All Parish/Town Councils
Architects and Agents
Relevant IWC Officers and associated contract delivery teams
Statutory consultees – Environment Agency, Historic England and Natural England

Appendix 3

Ref	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
R&R1	Island Roads	Having reviewed the R&R Storage SPD I am fully in support of this document and the requirements and references made in respect to vehicle and pedestrian access.	Support noted.	No proposed changes in light of this representation.
R&R2	Chale Parish Council	Chale PC met on Monday and noted both the SPDs currently open for consultation re. Recycling and Parking for new developments and have nothing to add.	Noted.	No proposed changes in light of this representation.
R&R3	Arreton Parish Council	Arreton Parish Council support the proposals for the recycling and refuse storage at new developments and also the proposals for parking provision.	Support noted.	No proposed changes in light of this representation.
R&R4	St Helens Parish Council	<p>The Parish Council met on Monday 14th November and discussed the proposed policy. There have been complaints locally about the number of bins we now have and that they look unsightly and that there is inadequate storage for all of these rubbish receptacles making the street scene look untidy.</p> <p>Therefore St Helens Parish Council welcome these proposals but have a few points/concerns that we believe should be addressed. On some levels the proposals are meaningless, the amount of storage specified is a recommendation, not a requirement, and it is not clear whether failure to meet these targets would result in refusal of an application. Also some of the terminology used is not clear with statements like "internal storage up to 100 litres". This could mean anything from 0.1 – 99.9 litres, it would be better to specify</p>	<p>Noted. The document has intentionally been prepared as guidelines so there would be, should it be required, a level of flexibility.</p> <p>If a proposal didn't meet the guideline standards, a decision would be made regarding the impact and potential level of harm. This would then be balanced against the other elements of the scheme to determine whether it would be approved or refused.</p>	No proposed changes in light of this representation.

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		a minimum capacity.	The terminology used in relation to internal has been used to mirror the requirements of the waste collection contract, and should be maintained to ensure consistency.	
R&R5	Bembridge Parish Council	Bembridge Parish Council supports the Guidelines for Recycling and Refuse Storage in New Development Consultation Draft Supplementary Planning Document for new builds to include dedicated areas for refuse storage.	Support noted.	No proposed changes in light of this representation.
R&R6	Wootton Bridge Parish Council	The Parish Council have considered the proposed document and find it lacking. Some members were consider that you have taken a national policy and tried to make it fit for the island. We believe this needs to be looked at again taking into account the uniqueness of the island.	It is unclear from the representation how the draft document is 'lacking'. The approach proposed in the draft SPD reflects the requirements of the waste collection contract, thereby providing local guidelines. National policy does not drill down to the level of detail of the size of recycling and refuse storage. The guidance only applies to new development.	No proposed changes in light of this representation.
R&R7	Nettlestone & Seaview Parish Council	Both [Guidelines for Re-cycling and refuse storage / parking provision as part of new developments] were discussed by members at the recent Parish Council meeting and it was		No proposed changes in light of this representation.

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		resolved to inform you that the PC notes the contents of the consultations but has no comments to make.		
R&R8	Bourne Leisure	<p>Section 1: Why a Supplementary Planning Document is required</p> <p>The draft SPD notes at paragraph 1.1 that the Island Plan Core Strategy (adopted in 2012) expects “<i>all new development</i>” to provide facilities for waste and recycling through the application of sustainable design and construction principles and the appropriate provision of waste management facilities (Policy SP8).</p> <p>This statement is unclear as to whether the guidelines will be applied only to “net additional” development or whether they would take account of current waste and recycling facilities relating to any existing development at, or connected with the site in question.</p> <p>Bourne Leisure considers the provision of adequate facilities for the disposal of waste to be important operational requirements for its sites. However, Bourne Leisure also considers that the emerging SPD should make it clear that the requirements would only apply to “net additional” development, i.e. they should not be applied to the total floorspace (existing and proposed) at a development site. Otherwise, there is a risk that some new developments may become unachievable if they have to make up for existing deficiencies in waste or recycling storage at the site, when compared to the guidelines. Bourne Leisure recognises that in some circumstances it may be necessary and feasible for additional waste and/or recycling storage to be provided to address existing deficiencies but this can and should be</p>	<p>The guidelines, whilst not forming minimum or maximum requirements, clearly set out what level of provision the council expects. As such if an applicant is proposing an alternative level of provision they are able to do so with appropriate supporting evidence.</p> <p>This approach would be applicable to any new development, and applied on a proportionate and flexible basis.</p>	No change required.

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		<p>assessed by the Council on a case-by-case basis during the determination of an individual application as part of that planning balance exercise.</p> <p>The Company therefore requests that the following statement is added to the draft SPD following paragraph 1.1: <i>"The Guidelines for Recycling and Refuse Storage in New Development Supplementary Planning Document set out the Council's expectations for the provision of waste and recycling storage facilities for all net additional development"</i>.</p> <p>Section 4: Design principles for recycling and waste storage</p> <p>Within Section 4, the draft SPD sets out a number of guidelines regarding the design principles of recycling and waste storage facilities. These guidelines are intended to help prevent fires, reduce the risk of antisocial behaviour, and enable sufficient highway access for collection services.</p> <p>The National Planning Policy for Waste states that proposed non-waste development should promote "good design" but does not make specific requirements for the layout, design and dimensions of recycling and waste storage facilities. This document statements: <i>"When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:</i></p> <ul style="list-style-type: none"> <li data-bbox="524 1241 1232 1385">• <i>"...new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less</i> 		

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		<p><i>developed areas, with the local landscape.” (paragraph 8)</i></p> <p>Bourne Leisure considers that Section 4, as it is currently drafted, does not allow for sufficient flexibility regarding the layout, design and dimensions of recycling and waste storage facilities, particularly where the proposed development forms an extension to an existing site. In these circumstances, any new storage facilities will need to relate to the existing development. Alternative approaches that are acceptable should not be discouraged. There should be sufficient flexibility within the SPD on matters of layout, design and dimensions, particularly where the development comprises an extension of existing operations. The SPD should state that the details of proposed recycling and waste storage facilities will be assessed on a case-by-case basis while seeking to meet the overall objectives of the SPD.</p> <p>The Company therefore requests that the following statement is added to the draft SPD at the beginning of Section 4: <i>“The following statements regarding the layout, design and dimensions of recycling and waste storage facilities within new development are provided as guidelines only. The Council will assess the details of any recycling and waste storage facilities as part of a proposed development on a case-by-case basis”.</i></p>		
R&R9	Gurnard Parish Council	Gurnard Parish Council fully endorse the recommendations of the Recycling and Refuse Storage in New Developments consultation. They were particularly glad to see the minimum width for roads, as if a dustcart can use it, so can any emergency vehicles. They would like to see that all new	Noted, and endorsement welcomed.	No changes proposed.

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		properties have bin stores if possible rather than using the gull proof sacks.		
R&R 10	Northwood Parish Council	Northwood Parish Council considered the Guidelines for Recycling and Refuse Storage in New Developments to be good common sense and as such was fully supported.	Noted, and support welcomed.	No changes proposed.
R&R 11	Environment Agency	We have no comments to make regarding this SPD.		No changes proposed.
R&R 12	Historic England	Having considered the draft SPDs and the Council's screening opinions, we concur with the Council that neither SPD is likely to have significant (historic) environmental effects and we therefore consider that neither SPD need be subject to strategic environmental assessment.		No changes proposed.
R&R 13	Natural England	<p>Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.</p> <p>Strategic Environmental Assessment/Habitats Regulations Assessment</p> <p>A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>		No changes proposed.
R&R	Ryde Town	The title of the document should not include the word	The document has intentionally	No changes proposed.

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14	Council	<p>guidelines as it does not send the correct message to developers</p> <p>It is not clear as to how small developments above shops which have minimal waste storage or down roads which are less than 5 metres wide will be affected by these guidelines. The proposed SPD should mean that if the requirements set out in the consultation draft were not adhered to in an application it should be refused. This would exclude many of the developments described above from getting approval and does not tie in with the direction of travel currently being taken by the IWC on the AAP's. There is an implicit intention within the AAP's to kick start regeneration through the return to active use of empty dwellings above shops.</p> <p>In small 1 or 2 unit developments in existing properties, if there was no space to provide waste storage externally it would have to be provided within the building. An area capable of storing almost 450ltrs. of waste would be required in addition to the up to 100ltrs in the kitchen. Collections are fortnightly and it is feasible that householders may have all their allocation of waste within their property dependent on the day of the week. This could potentially constitute a health hazard. In addition the draft consultation does not confirm that if buildings cannot provide the proposed storage facilities this will be a reason for refusal of the application.</p> <p>For commercial premises 50% of all waste should be stored</p>	<p>been prepared as guidelines so there would be, should it be required, a level of flexibility.</p> <p>If a proposal didn't meet the guideline standards, a decision would be made regarding the impact and potential level of harm. This would then be balanced against the other elements of the scheme to determine whether it would be approved or refused.</p> <p>It is considered that the</p>	<p>No changes proposed.</p> <p>No changes proposed.</p>

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		<p><u>within</u> the premises. Depending on the type of business carried out it may be impossible to store any of the waste generated <u>within</u> the premises. There may be a perfectly good provision for over 50% of waste materials outside of the premises in purpose built storage. This is a guideline. For the guideline to be effective, there should be a need for developers to provide mitigation or an acceptable "waste storage plan" to accompany an application.</p> <p>The use of the wording "up to 100 litres' allows developers to provide 1 litre worth of storage or none at all.</p>	<p>proposed approach is appropriate and reasonable. It is not agreed that changes such as those proposed are required.</p> <p>The proposed wording clearly provides a guideline of what is expected. It will be for the applicant to determine what level of provision they wish to provide within those parameters.</p>	No changes proposed.

Appendix 4

Deletions are shown with a ~~strikethrough~~ and additions are underlined.

Doc. Ref.	Change	Reason
Front Cover	Consultation Draft	Consequential update
Front Cover	November 2016 <u>Adopted January 2017</u>	Consequential update
All pages header	November 2016 <u>Adopted January 2017</u>	Consequential update

Page 2	Delete page content	Consequential update – it provided information on the consultation
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Appendix 5

The following table sets out the consultation undertaken by the council that informed the preparation of the draft SPD.

Who was consulted?	Summary of issue(s) raised	How addressed in the draft SPD
Contract Management Team, waste collection contract provider and Island Roads	Earlier versions of the document were circulated internally to elected members and officers for comment. Comments received covered: - presentational issues. - streamlining of non-planning related requirements	A number of changes were made, where appropriate, to the draft SPD, to reflect the comments made.