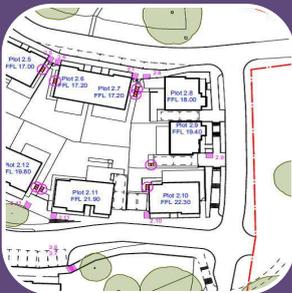


ISLAND PLAN



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



November 2016

The consultation process and how to respond

Topic of this consultation	The Isle of Wight Council's draft Guidelines for Recycling and Refuse Storage in New Development as a Supplementary Planning Document.
Scope of this consultation	This consultation is based on the draft version of the Guidelines for Recycling and Refuse Storage in New Development Supplementary Planning Document. The draft document sets out the council's proposed approach towards Recycling and Refuse Storage in new development.
Geographical scope	Island-wide
Impact assessment	The draft Guidelines for Guidelines for Recycling and Refuse Storage in New Development Supplementary Planning Document has been subject to an Equalities Impact Assessment & SA/SEA screening assessment.

Basic information

To	This is a public consultation and it is open to anyone with an interest in the content of this consultation document to respond.
Body responsible for the consultation	Isle of Wight Council Planning and Housing Services, in conjunction with Recycling and Waste Services.
Duration	This consultation will run for 4 weeks, beginning Friday 4 November until midday Monday 5 December 2016.
How to respond	Please respond to this consultation by email to: policy.consultation@iow.gov.uk Alternatively, please send postal responses to: Planning Policy, Isle of Wight Council Seaclose Offices, Fairlee Road Newport, Isle of Wight PO30 2QS
After the consultation	A summary of the main issues raised and how those issues have been addressed in the document will be published and used to inform the decision of the Isle of Wight Council Executive on whether to adopt the document as a Supplementary Planning Document.

Background

Getting to this stage	The draft Supplementary Planning Document has been prepared following internal consultation with officers. It is linked to the council's Waste Contract for collections and disposal.
Previous engagement	The Island Plan Core Strategy, from which the draft Supplementary Planning Document flows, went through extensive public consultation and a public examination by an independent Planning Inspector.

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1 Why a Supplementary Planning Document is required

- 1.1 The [Island Plan Core Strategy](#) was adopted by the Isle of Wight Council in 2012, and is the overarching strategic document within the Island Plan. Policy SP8 Waste sets out that all new development will be expected to provide facilities for waste and recycling through;
- Sustainable design and construction principles, set out in Core Strategy policy DM1; and,
 - Making appropriate provision of waste management facilities for the finished development that are appropriate both in scale and in treatment, treating waste as high up the waste hierarchy as possible.
- 1.2 Core Strategy policy DM1 Sustainable Build Criteria for New Development states that proposals will be expected to demonstrate how they will provide for the storage of refuse and recyclable materials.
- 1.3 The storage and collection of household recycling and waste from residents is a core element to the [Household Recycling and Waste Collection Service](#) provided by the council. Good sustainable design for new development needs to include suitable provision for the storage of recycling and waste containers and ease of access to the collection point as well as adequate access for refuse collection vehicles (RCVs).
- 1.4 The council's current household collection service commenced on 2 May 2016 and this document sets out the detailed dimensions of containers required to be stored at domestic properties for the separate collection of two stream recycling, food waste and residual waste at the kerbside or where appropriate from communal bin stores.

2 National Policy and Guidance

- 2.1 [National Planning Policy for Waste](#) sets out detailed waste planning policies. It should be read in conjunction with the [National Planning Policy Framework](#), the [National Waste Management Plan for England](#) and national policy statements for [waste water](#) and [hazardous waste](#), or any successor documents. All local planning authorities should have regard to its policies when discharging their responsibilities to the extent that they are appropriate to waste management.
- 2.2 The National Planning Policy for Waste states that positive planning plays a pivotal role in delivering national waste ambitions through:
- Ensuring waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities; and,
 - Ensuring the design and layout of new residential and commercial development and other infrastructure complements sustainable waste management, including the

provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.

- 2.3 In particular, paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste related development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:
- 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 developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

3 The Waste Collection Service and Containers Provided for the Collection of Recycling and Refuse

Household Recycling and Waste Collection Service

- 3.1 The council operates a kerbside street level waste and recycling collection service. Collection days are not affected by bank holidays other than Christmas Day and Boxing Day. The collection service operates on a fortnightly cycle; all new dwellings must be able to accommodate 13 days of recycled material and waste.
- 3.2 The amount of waste storage required for any given development type is determined by a number of factors including:
- Volume of recycled material and waste;
 - Segregation; and,
 - Collection frequency.
- 3.3 It is essential that adequate provision is made for waste segregation, storage and collection to encourage participation in effective waste management and ensure a sound and sustainable design approach that takes into account other relevant issues such as access, nuisance and street scene. The council operates an alternate weekly kerbside collections service for domestic properties with a weekly food waste collection service.
- 3.4 The aggregated capacity required per dwelling (5 or less permanent occupants) for recycling, food and refuse is 458 litres. This is divided into the following external container types for presentation on fortnightly collection days, and this is set out overleaf. For residents with a reduced need for capacity (e.g. single or double occupancy) a 140 litre green wheeled bin and 19 litre insert box is available on application.
- 3.5 For developments that have a maximum occupancy of six or more permanent residents within a single property, the Waste Collection Authority will supply additional capacity (240 litres per 6 occupants) for non-recyclable waste.

3.6 For residents with two or more children in nappies within a single property, the Waste Collection Authority will supply additional capacity (240 litres per 2 children in nappies) for non-recyclable waste.

Week A - Recycling	Week B - Non-Recyclable Waste
Base Collection Capacity	Base Collection Capacity
For the Weekly Collection of Food Waste all properties are provisioned with an internal use 7 litre food caddy and either: 23 Litre Outdoor Food Caddy Communal Food Bins (in multiples of 240 litre)	
For the fortnightly collection of mixed Metal/Plastic/Glass properties are provided with either: <ul style="list-style-type: none"> • 240 litre Green Wheeled Bin • Communal Bin (flats, HMOs) For the fortnightly collection of Paper/magazines/card properties are provision with either: <ul style="list-style-type: none"> • 55 litre insert box (sits inside 240 litre wheeled bins) • Communal Bin (flats, HMOs) 	For the fortnightly Collection of non-recyclable waste properties are provided with: <ul style="list-style-type: none"> • 140 litre black wheeled bin • Communal Bin Store
Alternative provision (only provided where it is not possible to design suitable outdoor space for wheeled bins or a communal bin store)	
For the fortnightly collection of mixed Metal/Plastic/Glass properties are provisioned with either: 240 litre Green reusable Gull Sack For the collection of Paper/magazines/card properties are provision with either: 55 litre blue reusable gull proof sack	For the fortnightly collection of non-recyclable waste properties are provisioned with: 140 litre black reusable gull proof sack

3.7 For residents with a specific medical condition that creates excess offensive waste (e.g. incontinence pads) the Waste Collection Authority will supply additional capacity (240 litres per resident with a medical condition) for non-recyclable waste.

Internal Storage Capacity

3.9 Internal storage capacity within developments is fundamental to ensuring that residents have sufficient space to securely segregate recycling and waste at the point of which the waste is generated.

3.10 In developments with external space for bin storage or internal communal bin store, it is expected that developers will provide in each dwelling an allocated internal spatial capacity of up to 100 litres within the kitchen area of a dwelling. Typically this capacity should be

flexible to allow sufficient containers for the segregation of food waste, mixed recycling, paper/card and non-recyclable waste.

- 3.11 In developments that have no external space or internal communal bin storage, it is expected that developers will provide in each dwelling an allocated internal spatial capacity of up to 100 litres within the kitchen area of a dwelling. In addition to this, secure recycling and waste storage must be allocated for the full aggregated capacity of the dwelling.

External Storage Capacity

- 3.12 It is required that developments are designed with sufficient external storage facilities for each dwelling or a secure internal communal storage facilities that allow for adequate access and sufficient containers to be provisioned for all occupants to participate in the separate collection of recycling food and waste.
- 3.13 Bin storage areas are required to be designed for the potential maximum occupancy of the dwelling(s) to allow for flexibility in living arrangements.
- 3.14 It is recommended that buildings with more than four dwellings, external communal recycling and refuse storage facilities are provided.
- 3.15 The Isle of Wight Council currently provides outdoor containers to domestic dwellings for the kerbside/accessible communal bin store collection of recycled material and waste. The council does not provide containers or sacks for storage within dwellings, other than 7 litre small food caddies.

Commercial Development

- 3.16 Commercial developments and conversions should design independent recycling and waste storage facilities for each commercial unit.
- 3.17 Catering units, restaurants, holiday lets and hotels must include suitable storage provision for both food waste and cooking oil.
- 3.18 Every development should have sufficient storage allocated to allow 50% of the commercial waste produced to be recycled or composted. As a guideline, the following storage space should be provided within commercial premises, of which 50% must be allocated to recycling and composting:

Building Use	Waste Storage requirement
Offices	2,600 litres per 1,000m ² of floor space
Retail units	5000 litres per 1,000m ² of floor space
Restaurants	1,500 litres per 20 dining spaces
Hotels	50 litres per bedroom
Schools	1000 litres per 100 pupils

4. Design Principles for Recycling and Waste Storage

Fire Prevention and Antisocial behaviour

- 4.1 Communal bin stores should be in an overlooked location with lockable doors to discourage fly tipping and rodents.
- 4.2 Wherever possible bin stores and hardstanding should be external to the dwelling and building, if this is not possible they must be not be located in protected routes to ensure that in the event of a fire the escape of residents is not compromised.
- 4.3 It is recommended that freestanding bin stores be at least 8 metres away from any building to prevent the spread of fire to buildings.
- 4.4 Internal recycling and refuse storage areas should be separated by a structure which provide 60 minutes fire resistance.
- 4.5 The location of recycling and refuse storage areas must not impede access to fire hydrants.

Access and Egress to Collect Refuse

- 4.6 To enable sufficient highway access for collection services the minimum carriageway width should be 5m and the following waste vehicle dimensions should be planned for:

Recycling Fleet

- Overall Length (Maximum) 10190mm
- Overall Width (Maximum) 2250mm
- Overall Height (Maximum) 3500mm (exhaust tip)

Refuse Fleet

- Overall Length (Maximum) 10190mm
- Overall Width (Maximum) 2250mm
- Overall Height (Maximum) 3500mm (exhaust tip)

- 4.7 For communal bin stores there must be a pathway between the storage area and vehicle collection point that must:
 - Be free of steps or kerbs
 - Have a solid foundation
 - Have a smooth continuous finish (i.e. not cobbled)
 - Have no greater gradient than 1:12
 - Be a minimum of 2m wide.
- 4.8 Bins should not be stored any greater than 10m from the kerbside.

- 4.9 When considering waste vehicle movements the need to reverse or conduct complete 360 degree turns should be designed out. If reversing is necessary Collection Vehicles should not be required to reverse more than 12m.
- 4.10 Manual for streets (DfT 2007) provides guidance and specifications on the construction of new residential streets and access ramps.
- 4.11 Consideration must be given to the positioning of communal bins within bin stores to ensure ease of access for both residents and recycling and refuse collection crews. Communal Bin stores should not be planned for bins to be placed at a double depth. Residents must be able to access bins from the long length opening side of the bin.
- 4.12 Storage must be designed to be accessible for disabled people as specified in BS 8300:2009.

Council Provided External Containers Dimensions

- 4.13 Current waste container dimensions that should be planned for:

Product	Capacity	Dimensions (W x D x H)mm
Plastic wheeled bin insert boxes for Paper/magazines/card	19 litres	440 x 290 x 380
	55 litres	540 x 345 x 380
Plastic Wheeled Bins (2 wheeled) <ul style="list-style-type: none"> • Green for Metal/Plastic/Glass • In communal bin stores for Food Waste • Black for non-recyclable waste 	140 litre	480 x 550 x 930
	240 litre	575 x 730 x 1060
	360 Litre	625 x 860 x 1120 (communal)
Plastic Wheeled Bins (4-wheeled) For communal bin stores –Each bin is labelled indicate material stream.	660 Litre	1370 x 775 x 1185
	1100 Litre	1100 x 1370 x 1365
Steel Bins (4 wheeled) - For communal bin stores –Each bin is labelled indicate material stream.	1100 Litre	1260 x 1000 x 1390
Food Waste Caddies for the internal and external storage of Food Waste	7 litre	240 x 210 x 215
	23 litre	314 x 345 x 380

5. Composting

- 5.1 The Isle of Wight Council encourages home composting. Developments with garden and grounds should consider the provision of home and communal composting facilities.

Contacts

The council's [pre-application advice service](#) provides the opportunity for further advice to be given on the implementation of the standards in proposed schemes.

Pre-application advice can be requested online, and all information relating to the service can be found on the council's website.

Any enquiries relating specifically to waste, including provision of a waste collection service and waste and recycling containers should be addressed to the council's contract management team as follows:

Contract Management
Waste & Recycling
County Hall
High Street
Newport
Isle of Wight
PO30 1UD

Telephone: 01983 823777

Email: waste.contract@iow.gov.uk

Appendix 1: Recycling and Refuse Storage – Design Checklist

The council will expect applicants/developers to provide;

At application stage a brief specification, including a plan (see example set out in Appendix 2) showing;

- Red line boundary of the proposed development
- Location of storage area for waste containers
- Location of position of waste containers for emptying
- The calculated allowance for waste management (eg litres by type per dwelling/unit)

For condition compliance more detailed information will be required. You are advised to use the checklist below to help demonstrate compliance with this guidance.

Criteria	Met?	
	Yes	No
Internal storage		
Has internal storage capacity been provided (up to 100ltr within a kitchen or similar area e.g. utility etc.)?		
Developments that have no external space or internal communal bin storage facilities – Has internal storage capacity been provided (full aggregated capacity for the dwelling, to include up to 100ltr within a kitchen or similar area e.g. utility etc.)?		
External storage		
Has provision of bin storage areas for the potential maximum occupancy of the dwelling(s) been made?		
If the development is more than four dwellings, have external communal recycling and refuse storage facilities been provided that are in proportion to maximum potential occupancy?		
Commercial Development		
Has each commercial unit been provided with independent recycling and waste storage facilities?		
Has sufficient storage been made to allow 50% of the commercial waste produced to be recycled or composted (see waste storage requirement under paragraph 3.18 of this guidance)?		
If the development is a catering unit, food outlet (including restaurants), holiday lets or hotel has suitable storage provision for both food waste and cooking oil been made?		
If communal bins are to be provided are they;		
Located in an overlooked location?		
Secured with lockable doors?		
If a bin store is provided is it external to the dwelling?		
If a bin store is located internally is it located away from protected and evacuation routes in the event of a fire or flood?		

If an internal recycling and/or bin storage area is provided has a separating structure providing a minimum of 60 minutes fire resistance been provided?		
If a freestanding bin store is provided is it at least 8m from any building?		
Does the location of any recycling and bin store allow unimpeded access to fire hydrants?		
Access and Egress to Collect Refuse		
Does the development allow a minimum 5m carriageway width highway access?		
Does the development allow sufficient access for the recycling and refuse vehicles to operate unimpeded as per the dimensions set out in paragraph 4.6 of this guidance?		
Does the development allow waste collection by the collection vehicles in this guidance without the need to reverse?		
If reversing of a waste collection vehicle is necessary is this less than 12m?		
Is the overall access to the development in accordance with the Manual for streets (DfT 2007)?		
If provision is made for a communal bin store, does the pathway between the storage area and vehicle collection point meet the following requirements;		
Free of steps or kerbs?		
Have a solid foundation?		
Have a smooth continuous finished surface?		
Have a gradient no greater than 1:12?		
Have a minimum width of 2m?		
Are the proposed storage areas for bins and recycling within 10m of the kerbside?		
Are proposed communal bin stores designed for bins to be placed at single depth?		
Are proposed communal bin stores accessible to residents from the long length opening side of the bin?		
Has bin storage been designed to be accessible for disabled people in accordance with BS 8300:2009?		
If appropriate, does the development provide composting facilities?		

Appendix 2: Recycling and Refuse Storage – Example Plan



KEY

 **BOUNDARY** TRANCHE 1

 **DOMESTIC BIN STORE POSITION**
1 no. per dwelling

 **BIN COLLECTION POINT**(Not to scale - shown oversized for clarity)
Plot Numbers Identified

ALLOWANCE HAS BEEN MADE FOR PER DWELLING:
 1 no. 140 Litre Black Bin
 1 no. 240 Litre Green Bin
 Paper/Card Green Bin Insert

The Isle of Wight Council would like to acknowledge The Landscape Practice in giving permission to use the above drawing