

ECONOMY & PLANNING PORTFOLIO HOLDER
ENVIRONMENT PORTFOLIO HOLDER

DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD): DESIGN OF WASTE MANAGEMENT FACILITIES IN NEW DEVELOPMENT

1. INTRODUCTION

- 1.1 The draft Supplementary Planning Document on Design of Waste Management Facilities in New Development was considered by the Economy & Planning Review Panel in 21 June 2006, and the Environment Review Panel on 29 June 2006. Neither of the Panels suggested any changes to the document, and both accepted the recommendation that the Economy & Planning and Environment Portfolio Holders be recommended to authorise publication of the draft SPD and its Sustainability Appraisal Report for public consultation.

2. PUBLIC CONSULTATION

- 2.1 The regulations require that the draft document, and its sustainability appraisal, should be published for public consultation. Following this, the response is reported to Members, any necessary amendments are made, and the document proceeds to adoption. It is then published along with its Sustainability Report. It is intended that the public consultation should commence no later than October this year.

3. THE DRAFT SPD

- 3.1 A copy of the draft SPD as considered by both is attached at Appendix 1 to this report. The Sustainability Appraisal is attached at Appendix 2.

4. FINANCIAL IMPLICATIONS

- 4.1 Implementation of the guidance contained in the draft SPD will not involve Council expenditure over and above normal budgets.

5. ENVIRONMENTAL AND CRIME & DISORDER IMPLICATIONS

- 5.1 It is the intention of the SPD to encourage recycling of waste materials by improving the provision of facilities for separation of waste, and to reduce the environmental impact of waste storage facilities by ensuring that they are properly integrated into the design of the development scheme.

- 5.2 There are no crime and disorder implications.

6. RECOMMENDATION

- 6.1 It is **RECOMMENDED** that the draft Supplementary Planning Document on Design of Waste Management Facilities in New Development be published for public consultation at the earliest practicable date.

7. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the ~~recommenda~~tion of this report.

Signed: ÔŠŠŮÁŔ P ÔŮŮP
Date: 12 July 2006

I have agreed to the ~~recommenda~~tion of this report.

Signed: ÔŠŠŮÁŔ Á/P ÔŮŮŮ
Date: 21 July 2006

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Background papers:
Published documents

Date on which notice given of this Decision: 24 July 2006
Last date for call-in: 31 July 2006

**New Forest District
Local Development Framework**

Supplementary Planning Document

**Design of waste
management facilities
in new development**

Consultation Draft June 2006



New Forest
DISTRICT COUNCIL

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Preface

- i. New Forest District Council is the waste collection authority for New Forest District (including the New Forest National Park), and the local planning authority for the areas outside the National Park. This Supplementary Planning Document relates to the areas of the District outside the National Park. Pending the preparation of the Local Development Framework, the plan controlling development in this area is the New Forest District Local Plan First Alteration adopted August 2005.
- ii. This Supplementary Planning Document (SPD) concerns the design of facilities in various forms of development for management of solid waste. It is being published for public consultation. The document is accompanied by a Sustainability Appraisal examining the options of preparing or not preparing the SPD, on which comments are also invited.
- iii. The next stage in the process will be to consider all the comments received, and make any necessary amendments to the SPD. It will then be adopted formally by the District Council.
- iv. All comments should be sent to:

**Policy & Plans Team
New Forest District Council
Appletree Court
Lyndhurst
Hampshire
SO43 7PA**

The closing date for responses is xx October 2006.

- v. If you have any queries, please contact the Policy and Plans Team on 023 8028 5349, or email julia.norman@nfdc.gov.uk

1. Introduction

Purpose of this Supplementary Planning Document

- 1.1 The need for a Supplementary Planning Document (SPD) relating to the provision of waste collection facilities has arisen from the District Council's work in waste collection and recycling, and possible future changes in waste storage and collection methods. While the current adopted New Forest District Local Plan First Alteration 2005 provides the basic policy framework for achieving appropriate design and location of waste storage and collection facilities at domestic and other premises, it does not address this matter in detail. This SPD is therefore intended to supplement the objectives and policies of the adopted Local Plan as set out in Appendix 1. It does not entail a commitment to any particular form of waste storage or collection method, but is intended primarily to encourage separation of waste at source to assist recycling.
- 1.2 Building Regulations Approved Document H, Drainage and Waste Disposal (2002 edition), Part H6 Solid Waste Disposal, and British Standard BS5906 2005 give technical guidance on the provision and location of a variety of waste facilities. The purpose of this SPD is to provide guidance on the design of these facilities in New Forest District (outside the National Park), in relation to the particular requirements of New Forest District Council as a waste collection authority.

Background information

- 1.3 Information relating to local, national and European objectives regarding recycling of waste materials and the Council's waste collection role is set out in the Sustainability Report that accompanies this draft SPD.

Issues

- 1.4 A number of issues arise in connection with waste storage and collection. These include:
 - **Visual impact:** wheelie bins, communal waste bins and the deposit of refuse sacks can have a considerable impact on the street scene and local landscape quality, and can obstruct access and detract from residential amenities.
 - **Separation of waste and recycling:** there is a pressing need to reduce the volumes of waste going to landfill, and in this connection there are Government, regional and local targets to reduce and recycle waste. Separation of waste at source clearly assists in achieving these targets.

- **Access:** convenience of access for both users of the waste storage facility and those who collect waste also assists in promoting recycling and economic provision of waste collection services.
- **Pollution:** waste materials can create odours and attract vermin. Some, such as glass storage and collection points can also involve noise.
- **Safety:** waste storage can create a fire hazard and impact on public health.

1.5 Many of these issues can be mitigated by appropriate design and location of waste storage and collection facilities.

1.6 In relation to waste collected by New Forest District Council (municipal waste) this Supplementary Planning Document addresses:

- The refuse storage requirements for various forms of development, including residential, commercial, industrial and tourist developments;
- Arrangements for separation and storage of waste for recycling;
- Appropriate ways of locating, enclosing and screening refuse storage areas and integrating these with the design and layout of development;
- The access requirements of the refuse collection operators.

1.7 The document covers solid municipal waste collected from individual premises by the District Council. It does not cover specialised materials such as clinical/ healthcare waste, food, or hazardous waste. Other forms of waste, such as glass, textiles, wood, household items etc that are taken to 'bring' sites, or dealt with by other means such as skips, are not covered in detail by this SPD.

Objectives

1.8 The objectives of this SPD are as follows:

1. **To encourage the recycling of waste materials by the provision of facilities for storage and collection of separated waste at domestic and other premises; and**
2. **To encourage appropriate design and location of such facilities so that they are properly integrated into the development, and fully accessible to collection vehicles.**

2. Legislation and guidance

- 2.1 The relevant national, regional and local legislative requirements and guidance are set out in the Sustainability Report, Appendix 1. They recognise that the amount of waste material being produced can no longer be disposed of economically via landfill, that doing so is in any event unsustainable and wasteful of resources, and that ways need to be found of reducing and recycling waste materials. Recycling requires separation of waste in order that the component materials can be collected for re-use. Some form of separation of waste at source by those who generate it assists in achieving this.
- 2.2 The Building Regulations Approved Document H, Drainage and Waste Disposal (2002 edition), Part H6 Solid Waste Disposal, and British Standard BS5906:2005 'Waste management in buildings – Code of practice' establish general principles for location and design of waste storage facilities for various forms of development, including access (for users and the collection authority). They also contain detailed technical guidance on the provision and location of waste facilities. In summary, these documents cover the following matters:

Building Regulations

- 2.3 Part H6 of Approved Document H states that:
'...the requirements of H6 will be met if the solid waste storage is:
- a) designed and sited so as not to be prejudicial to health;*
 - b) of sufficient area having regard to the requirements of the waste collection authority for the number and size of receptacles under Sections 46 and 47 of the Environmental Protection Act 1990;*
 - c) sited so as to be accessible for use by people in the building and of ready access for removal to the collection point specified by the waste collection authority under Section 46 and 47 of the Environmental Protection Act 1990.'*

The Regulations go on to explain the provision to be made to satisfy these requirements, referring to domestic developments (capacity, siting and design) and non-domestic developments, and the relevant legislation.

British Standard BS5906

- 2.4 BS5906 was updated in 2005 to take account of the need to separate waste for the purposes of recycling. In section 4 it sets out general principles of the design of facilities, stating that:
'Designers should consider:
- easy and safe access for waste producers, including older*

- persons or persons with disabilities;*
 - *easy and safe access for collectors and collection vehicles;*
 - *location and space (including avoidance of opportunity to cause nuisance or injury);*
 - *protection against animal scavenging of waste;*
 - *aesthetics of the development;*
 - *noise (e.g. glass handling);*
 - *ease of maintenance, including cleaning;*
 - *robust construction;*
 - *safety from fire risk and smoke;*
 - *lighting;*
 - *ventilation;*
 - *sound insulation; and*
 - *special requirements (e.g. separate storage and collection of healthcare waste and bulky waste)*
- [BS5906 paragraph 4.1]

- 2.5 The BS also sets out information and advice on:
- the needs of older people and those with disabilities (section 5);
 - systems of waste storage, handling, on-site treatment and collection (section 6);
 - choice of methods of storage and collection of waste in various types of building (section 7);
 - waste storage chambers (section 8);
 - storage for bulky articles (section 9);
 - roads and approaches to buildings (section 10);
 - collection of containers (section 11); and
 - hygiene (section 12).
- 2.6 **In providing for waste storage and collection facilities on development sites, applicants are strongly advised to familiarise themselves with the Building Regulations Approved Document H Part H6, and the advice in BS5906:2005.**

Waste Collection Authority requirements

- 2.7 New Forest District Council has an "edge of curtilage" refuse collection policy. Where practicable, residents are required to leave their refuse and recyclables at the edge of the curtilage of their property for collection. Residents are not permitted to leave their refuse on the Highway for the Council to collect. The Council's "edge of curtilage" refuse collection policy must be taken into consideration when designing waste storage facilities for new developments, so that the waste is stored as close as possible to the edge of the curtilage of the property.
- 2.8 The Clean Neighbourhoods and Environment Act 2005 sets out penalties for depositing waste on the Highway or on any land that is open to the air. This must be taken into consideration on

the design of new facilities such that sufficient space is provided for the safe storage of waste and recyclables which complies with the Clean Neighbourhoods and Environment Act 2005.

- 2.9 New Forest District Council requires residents to separate their waste for recycling and has a long term target of recycling 50% of household waste. In order to achieve this residents are required to separate their waste into three components:

- Household waste
- Dry recyclables
- Garden waste

Facilities need to be provided to allow householders to readily separate these three components and make them available for collection. At present, the Council provides a household collection of co-mingled paper, card, cans and plastic bottles. Residents are encouraged to store glass and textiles and take these to the recycling centres. This must be taken into consideration in the design of new facilities such that storage space is provided not only for the recyclable materials that are collected by the Council but also for the recyclable materials that would be taken to the recycling centres. For larger developments recycling centres should be provided within the development which meet the requirements of BS5906.

- 2.10 The Council actively encourages home composting. Home composting should be taken into consideration in the design of dwellings with gardens such that suitable locations for home composting are provided within the garden areas.

3. Further detailed considerations

Residential development

Internal storage

- 3.1 Kitchen/ utility room layouts should allow sufficient space for a minimum of two 20 litre waste bins. If possible, provision should be made for additional bins/ storage space for items to be taken to recycling centres, currently glass and textiles.

External storage

- 3.2 The potential for external storage and the type of storage that is appropriate varies with the type of dwelling, as follows:
- **Detached, semi-detached and end of terrace houses with side access:** external bin storage areas should be provided integrated with the fabric of the dwelling or an associated garage, or otherwise screened or sited out of public view, but readily accessible to the occupiers. The layout should enable the bins *or* sacks to be wheeled or carried easily to the point where they can be collected, e.g. the roadside or a communal collection point.
 - **Mid-terrace houses and other property without side or rear access:** dwellings must include an enclosed bin store integrated with the fabric of the dwelling and readily accessible to both occupiers and the roadside or area from which the bins are collected.

Design note: External stores for 2 x 240 litre wheelie bins should allow a minimum of 150mm clearance around each bin, and the minimum height of the enclosure should be 1200mm. Bins placed alongside each other will therefore require a total minimum width of 1630mm.

Bin stores designed as an integral element of terrace houses





On the same development whilst the design intention is good the execution doesn't meet expectation doors on the front of the enclosures might have produced a better end result.



A pair of modern semis picking up the street rhythm where an accessible space for bins, meters and ancillary storage has been 'designed' as part of the balanced street façade.



Modern infill on an awkward urban site still manages to physically define a space accommodating bins.

Consideration of the problems that arise in accommodating bins within the curtilage of existing dwellings can highlight issues that need to be addressed in looking at the design of new developments:



Shallow frontages in a traditional 19th Century terrace leaves limited scope for successful integration of bins



..... however, considered design of the space available and careful landscaping—both hard and soft—can mitigate the visual intrusion.



Here bins have been tucked discretely between pedestrian and vehicular access, screened from the street by fence and wall and from the windows of the house by shrub planting.



Unfortunately the lessons don't seem to have been learnt in this more recent development.

- **Flats and other high-density schemes:** provision should be made within the design of the dwellings or the layout of the site to accommodate a minimum of one communal 1100 litre wheeled bin for refuse and one communal wheeled bin for recyclables for every 10 units. If provision is made for individual bin storage for each dwelling, the principles outlined above for mid-terrace etc dwellings above should be applied. All communal storage facilities and collection points must be readily accessible to both occupiers and collection vehicles.

Design note: Communal external bin stores for 1100 litre bins (or for multiple 240 litre bins) must allow at least 150mm clearance around each bin, with a minimum of 1m clearance if the bins are located facing each other. Communal external bin stores should provide facilities for the convenient disposal of household refuse and recyclables, but should not provide locations for the disposal of bulky household waste, such as furniture and white goods. They should be sited unobtrusively, preferably within one or more purpose-designed, roofed enclosures that are easily accessible to all users, and integrated in terms of design with the rest of the development and the landscaping scheme. Screening must be provided to a height of at least 450mm above the top of the bins, and can take the form of landscape features including fencing. All communal bin storage areas, including screened hard-standings and enclosed stores, should be sited to avoid any nuisance arising from odours, noise etc., should have basic lighting (e.g. solar lights) and should have drainage facilities to assist cleaning. Security should be provided for all communal bin storage areas, to design out opportunities for anti-social behaviour or fly tipping.



Simply allocating a space within an open car park area results in chaos.



Not really what you want to see at the principal entrance to a block of flats.



This example of existing development highlights problems arising from development of flats..



Here the storage of bins has been considered. The enclosures are designed to match the architectural language of the buildings.



A series of enclosed binstores for a multiple flat development have been built against an otherwise blank wall. The enclosing structure picks up reference particularly in terms of materials from the main development.

Composting

- 3.3 In the design of external spaces including private gardens and communal grounds, provision should be made within any landscaping scheme for composting facilities for garden and kitchen waste. These should be located so that they are unobtrusive and accessible to users, but do not give rise to nuisance from odours, vermin etc. As a minimum, each individual garden should be able to accommodate a 330 litre plastic home composting unit.

Shopping development

- 3.4 Shops generate a variety of waste products that can be recycled including packaging materials etc. There is clearly potential to encourage separation of waste from these sources. Most premises are served with one or more 1100 litre bins. Where the premises generate relatively little refuse, 240 litre wheeled bins or sacks may be used.
- **Shops with rear servicing:** new shopping developments should normally be designed to enable servicing and deliveries, and therefore access by larger vehicles to the rear of the premises. Rear service areas will therefore normally be the appropriate location for waste storage facilities, which should be designed so that they are properly integrated into the scheme, and accessible to users and collection vehicles. In groups of shops it may be possible to design communal facilities, which would assist collection by minimising the number of collection points. Waste facilities in should be designed so as to allow free access to the rear of the premises for deliveries, emergency vehicles etc. Security should be provided for all waste storage areas, to design out opportunities for vandalism or fly tipping.

Design note: bin stores for 1100 litre bins must allow at least 150mm clearance around each bin, with a minimum of 1m clearance if the bins are located facing each other. They should be sited unobtrusively, preferably within one or more purpose-designed, roofed enclosures that are easily accessible to all users, and integrated in terms of design with the rest of the development and the landscaping scheme. Screening must be provided to a height of at least 450mm above the top of the bins, and can take the form of landscape features including fencing. All communal bin storage areas, including screened hard-standings and enclosed stores, should be sited to avoid any nuisance arising from odours, noise etc. and should have appropriate drainage to assist cleaning.



This illustrates the inevitable problems of unsightly accumulation of waste where no area is specifically allocated to bins.

Good example of rear serviced shops with allocated/ designed space.

- **Shops without rear servicing:** in established commercial areas, it may not be possible to ensure the availability of rear servicing for shops, and deliveries, waste collection etc are necessary from the street frontage. In the design of new shopping developments of this type, it will be essential to ensure that facilities are provided within the fabric of the building to enable the separation of waste and its collection from the street. This could take the form of an enclosed structure within the shop frontage that is capable of taking the requisite number of bins/ bags, or a screened side-way with easy access to the street frontage for collection purposes. Where more than one shop unit is proposed, consideration should be given to designing in communal facilities that are easily accessible to all units as well as collection vehicles.

Design note: bin stores for 1100 litre bins must allow at least 150mm clearance around each bin, with a minimum of 1m clearance if the bins are located facing each other.



Here a mixed development with commercial ground floor and no rear servicing results in a rather obtrusively placed bin which detracts from the overall quality of the development.



Whereas in this instance although space is also at a premium and the bin has to be similarly located in a narrow space adjacent to the building some thought has been given to simple screening which in time will be covered by planting.

Industrial/ commercial development

- 3.5 Industrial activities generate substantial volumes of waste, not all of which is municipal waste. However, a proportion of it is collected by the municipal waste authorities and agencies. Industrial premises are supplied with green sacks, 1100 litre wheeled bins or skips subject to the type and volume of waste involved, and encouraged to separate waste for recycling. Depending upon the type of premises, suitable locations should be provided for waste disposal and recycling. On industrial developments, waste facilities at the front of the building may be necessary provided that they are not on the highway. Such facilities should be kept secure in order to prevent vandalism and fly tipping and should not restrict access to the premises.
- 3.6 For efficient disposal and collection of industrial waste, it is preferable to store it in external enclosures which should be integrated with the design and layout of the rest of the development, accessible to users, screened and readily accessible to collection vehicles.

Design note: bin stores for 1100 litre bins must allow at least 150mm clearance around each bin, with a minimum of 1m clearance if the bins are located facing each other.



Bags left in an allocated space but no enclosure results in an unsightly appearance and can encourage fly-tipping and vandalism.



With no specifically allocated or enclosed space best attempts have been made to limit the spread of waste facilities. This could be improved.



This business has attempted to allocate a space well screened from public view. However limited provision has been made for the storage of used pallets.



Here some screened provision has been made. However it does not accommodate the necessary skip and a specifically considered and allocated space for the latter would improve this provision.

Tourist developments (camping/ caravan sites)

- 3.7 While policies do not permit new camping/ caravan sites, there is potential to re-develop, re-organise and change the layouts of existing sites. These forms of tourist site generate a range of waste materials similar to domestic refuse, and with similar potential for separation and recycling. Waste storage facilities for commercial collection will normally be communal, and should take the form of 1100 litre bins within screened enclosures. These should be designed so that they are fully integrated with the site layout and landscaping scheme, clearly signposted and accessible to both users and collection vehicles. They should be sited to avoid any nuisance arising from odours, noise etc. Within larger sites, it may be possible for site managers to undertake collection from dispersed disposal points in more remote parts of the site, transferring the waste to a central collection point accessible to collection vehicles. Such collection points should enable separation of waste and be located, designed and landscaped in accordance with the same general principles as communal sites.

Design note: Communal external bin stores for 1100 litre bins must allow at least 150mm clearance around each bin, with a minimum of 1m clearance if the bins are located facing each other. Screening must be provided to a height of at least 450mm above the top of the bins, and can take the form of landscape features including fencing. All communal waste storage areas should be sited to avoid any nuisance arising from odours, noise etc. and should have appropriate drainage to assist cleaning.



*A contained, allocated space.
However*



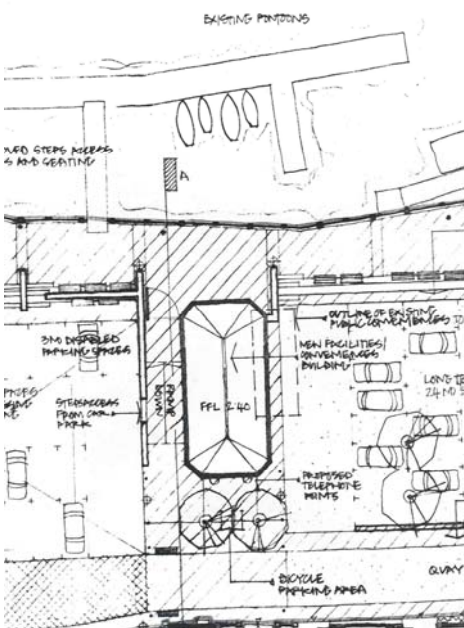
..... the same arrangement but here shrub planting successfully screens.



Here thought has been given to providing a well screened, accessible store for recycling and waste bins.



Additional storage for bins suitably designed to relate well to the open rural setting of a caravan park.



Bin storage for the yachting fraternity in a combined facilities building.

Composting

- 3.8 In the design of external spaces on camping/ caravan sites, provision should be made within any landscaping scheme for composting facilities for green waste including that arising from grounds maintenance. These should be located so that they are unobtrusive and accessible to users, but do not give rise to nuisance from odours, vermin etc.

APPENDIX 1

New Forest District Local Plan First Alteration 2005 – relevant objectives and policies

A1.1 This SPD is intended to supplement the following objectives and policies of the adopted New Forest District Local Plan First Alteration 2005:

Objectives:

Objective 9 Environmental design

To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play.

Objective 11 Pollution

To protect air and water quality and to reduce the burden of pollution of air, land and water (including noise) by controlling potentially polluting development.

Policies:

Policy DW-E1 General development criteria

Development shall be appropriate and sympathetic in scale, appearance, materials, form, siting and layout, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading or other adverse impact on local amenities. Developers shall have regard to:

- a the scale and siting of the proposal in relation to adjoining development, spaces, the character of the area and the wider landscape. This will involve consideration of height, massing and density, relationship to adjoining buildings and land uses and landscape features on and off site, and other potential impacts of the proposal on local amenities e.g. noise, light or other forms of pollution, including those arising from traffic generated by the development (see also Policy DW-E43, Section C6); and**
- b materials and built form in relation to the character of adjoining development, local vernacular and any historic features (see also Policies DW-E18 to DW-E29, Section C2).**

C1.1 In accordance with the Hampshire County Structure Plan Review Policy UB3, and government advice in Planning Policy Statement 1 (PPS 1) Delivering Sustainable Development, this policy seeks to achieve high standards of design. Written Design Statements will assist the local planning authority to understand the principles on which proposals are based, and the anticipated environmental impact of the scheme. The local planning authority will produce a supplementary planning document on the form and content of Design Statements in relation to the scale of

development proposed and the sensitivity of the site. Proposals which enhance their surroundings will be encouraged, particularly within the many parts of this District which are of high environmental quality and sensitivity.

C1.2 Applicants for major schemes, and sites or proposals of particular environmental sensitivity, will be required to demonstrate by means of a written 'Design Statement including illustrative material the design principles that have informed their proposals, and their compliance with planning policies, supplementary planning guidance, supplementary planning documents and Government advice. Developers are advised to refer to "By Design – Urban design in the planning system: towards better practice", published by the Department of Environment, Transport and the Regions in 2000.

Policy DW-E5 Recycling

Within larger commercial and industrial/business developments, provision shall be made for collection points for waste material, including that intended for recycling.

C1.9 PPS22, Renewable Energy, recognises that combustion or digestion of certain waste materials is a source of renewable energy. The DoE Waste Management Paper No. 28, Recycling, (1991) provides guidance to local authorities on recycling. The District Council is committed to the recycling of waste materials, and has a Recycling Plan as required by the Environmental Protection Act 1990. The Council is also cooperating with other Hampshire district councils and the County Council in the formulation of an integrated strategy for the recycling of household waste. The above policy is intended to assist the District Council's waste collection procedures by seeking the provision of facilities which are not visually intrusive, for the disposal of separated waste as advised by the waste disposal authority.

New Forest District Local Development Framework

Supplementary Planning Document

Design of waste management facilities in
new development

Consultation Draft June 2006

Draft Sustainability Appraisal Report



New Forest
DISTRICT COUNCIL

Preface

1. It is a requirement of the new planning system that all Local Development Documents, including Supplementary Planning Documents, should be subject to Sustainability Appraisal. This document is the draft Report of the Sustainability Appraisal that has been carried out of the options for preparing the Supplementary Planning Document (SPD) on the Design of Waste Management Facilities in New Development in New Forest District outside the National Park.
2. The need for SPD relating to the provision of waste collection facilities has arisen from New Forest District Council's work in waste collection and recycling, and likely future changes in waste storage and collection methods including the provision of wheelie bins. The proposal to prepare this SPD appears in the first revision to the Council's Local Development Scheme (June 2006). While the current adopted New Forest District Local Plan First Alteration 2005 provides the Council's basic policy framework for achieving appropriate design and location of waste storage and collection facilities at domestic and other premises, it does not address this in detail.
3. The SPD is intended as a guide to landowners and developers on how the local planning authority will seek to implement its policies through the negotiation of planning applications. The intention of the guidance is to help smooth and speed up negotiations on the design and layout of waste storage and collection facilities in new developments.

How to comment on this Sustainability Appraisal Report

4. This draft Report is being published for public consultation with the draft SPD. Comments are invited on both by **xx October 2006**.
5. All comments should be sent to:

Policy & Plans Team, New Forest District Council, Appletree Court, Lyndhurst, Hampshire, SO43 7PA
6. If you have any queries, please contact the Policy and Plans Team on 023 8028 5349, or e-mail julia.norman@nfdc.gov.uk

Non-technical summary

- (i) The Supplementary Planning Guidance (SPD) on the Design of Waste Management Facilities in New Development in New Forest District outside the National Park has been prepared to assist in the interpretation and implementation of policies of the New Forest District Local Plan First Alteration relating to the design and layout of new development. The options considered were:
Option 1: to prepare the SPD, or
Option 2: not to prepare it and rely solely on local plan policies and other guidance.
- (ii) The potential effects of these have been assessed using sustainability objectives based on:
- the essential characteristics of the District;
 - Government advice on sustainable development; and
 - relevant policy documents.
- These included looking at how the options performed in terms of the effects on the environment of the defined built-up areas, and whether they would contribute to achieving the District Council's objectives regarding recycling of waste materials.
- (iii) The conclusion was that it was appropriate to prepare the SPD as it introduces a wider range of design criteria than could be included in the policies, and enables waste recycling objectives to be taken into account.

The Sustainability Appraisal Process

- (iv) The SA process has provided a rational basis for preparation of the SPD and enabled its objectives to be checked against sustainability criteria.

Sustainability Appraisal Report on Supplementary Planning Document: Design of waste management facilities in new development

1. INTRODUCTION

Strategic Environmental Assessment and Sustainability Appraisal

- 1.1 It is a requirement of the Planning and Compulsory Purchase Act 2004 that all documents forming part of the Local Development Framework should be subject to Sustainability Appraisal. Sustainability Appraisal (SA) is a process through which the sustainability of the various options for a plan or programme under preparation is assessed. The plan or programme is usually but not always prepared by a public body, such as a planning authority.
- 1.2 The SA process aims to test the plan/ programme, and its policies, against sustainability objectives which have been agreed for this purpose. The policies can then be altered if desired or justified if not. SAs are intended to ensure that planning authorities aim to achieve the Government's framework goal of sustainable development in the UK. The SA process has been designed to incorporate the requirements of the European Strategic Environmental Assessment Directive (2001/42/EC which came into effect in the UK in July 2004).

Aims and structure of the report

- 1.3 This report sets out:
 - the way in which sustainability appraisal of this SPD has been undertaken,
 - the relevant sustainability issues including those arising from other plans and programmes and from baseline data
 - the SA appraisal framework
 - an assessment of options
 - the preferred option

2. METHODOLOGY

Approach to Sustainability Appraisal

- 2.1 New Forest District Council has published a general Scoping Report that provides a framework for Sustainability Appraisal of all documents in the Local Development Framework. This Sustainability Appraisal has drawn on the baseline data and sustainability objectives set out in the general Scoping Report. These have been used to derive sustainability objectives that provide a basis for comparing the SPD options.

Baseline data

- 2.2 New Forest District Council as Waste Collection Authority collects domestic refuse from 77,533 properties in the District as a whole. This amounts to approximately 47,000 tonnes of refuse and 19,000 tonnes of recyclables per annum. The Council also collects commercial waste from approximately 1,000 properties, including 800 tonnes of non-hazardous waste.
- 2.3 The Council operates a waste recycling system with clear sacks for certain recyclable items of domestic waste, green sacks for garden waste, special green sacks for commercial waste, and recycling centres sites for recyclable items such as glass bottles and jars, paper and clothing. The Household Waste Recycling Centres at Efford, Marchwood and Somerley are operated by Hampshire County Council.

2.4 The majority (approximately 80%) of commercial waste generated in the New Forest District is collected by private sector waste management companies. Total waste arisings in the New Forest are estimated at approximately 500,000 tonnes.

Relevant plans and programmes

2.5 A list of relevant plans and programmes is attached at Annex 1. The common aims of the majority of these are to minimise waste, and to encourage recycling of waste materials. In addition, a high quality of design is sought in the layout of new development.

Key issues

2.6 From the baseline data and the relevant documents, the following key issues emerge to be addressed by this SPD:

KEY ISSUE	SOURCE	SUSTAINABILITY FRAMEWORK OBJECTIVE
In order to minimise waste going to landfill, there is a need to maximise recycling and make provision to encourage the separation of waste materials at source.	Landfill Directive PPS10 RPG9 Hampshire County Structure Plan Review Project Integra Business Plan 2005-2010 British Standard BS5906:2005 New Forest District Council Waste Strategy Hampshire Materials Resources Strategy	14. Ensure sustainable use of resources
A range of different types of facilities will be necessary to meet the needs of different forms of development, and the Council's collection arrangements, including both individual and communal facilities.	Project Integra Business Plan 2005-2010 British Standard BS5906:2005 New Forest District Council Waste Strategy	14. Ensure sustainable use of resources
The paraphernalia associated with waste collection (bags, bins, skips, bin enclosures etc) can have substantial visual impact, and need to be properly integrated into the design of development.	PPS1 PPS10 British Standard BS5906:2005	11. Maintain, enhance and create high quality landscape, townscape and seascape
The storage of waste, particularly in communal facilities, can have other environmental impacts including odours, vermin, scavenging by animals and noise (e.g. disposal of glass bottles). The design and location of such facilities should minimise any adverse impacts on residential or neighbourhood amenities.	Project Integra Business Plan 2005-2010 Building Regulations Approved Document H Part H6 British Standard BS5906:2005	13. Prevent pollution, and maintain and enhance the quality of air, water and soil
It is essential that any facilities provided are accessible to waste collection operators, maximising access for their vehicles and minimising carry distances.	Project Integra Business Plan 2005-2010 Building Regulations Approved Document H Part H6 British Standard BS5906:2005	5. Meet local community needs for essential utilities and transport infrastructure having regard to environmental constraints

2.7 From:

- the key issues identified,
 - the objectives and requirements of the relevant documents listed in Annex 1, and
 - the Scoping Report for the New Forest District Local Development Framework,
- the following Sustainability Objectives and related criteria have been derived for this SPD:

SA Objective	Criteria	Indicators	Source of baseline information
5. Meet local community needs for essential utilities and transport infrastructure having regard to environmental constraints	<ul style="list-style-type: none"> • Will it enable economic provision of services, including: <ul style="list-style-type: none"> - adequate access for users of the facility? - adequate access for collection vehicles? - minimising carry distances for waste operatives? 	<ul style="list-style-type: none"> • Applications refused on basis of inadequate access 	<ul style="list-style-type: none"> • NFDC applications data
11. Maintain, enhance and create high quality landscape, townscape and seascape	<ul style="list-style-type: none"> • Will it ensure high standards of design and layout? • Will it ensure integration of waste facilities in new development? 	<ul style="list-style-type: none"> • Applications refused because of poor design/ adverse effects on landscape/ townscape/ seascape 	<ul style="list-style-type: none"> • NFDC applications data
	<ul style="list-style-type: none"> • Will it protect the landscape character of the New Forest National Park or the Cranborne Chase & West Wiltshire Downs AONB? • Will it protect the character of the countryside and coast? • Will it protect and retain trees, woodlands and hedgerows? 	<ul style="list-style-type: none"> • Applications refused because of adverse effects on AONB/ landscape/ townscape/ seascape • Applications refused because of impact on trees/ woodland/ hedgerows 	<ul style="list-style-type: none"> • NFDC Landscape Character Assessment • NFDC applications data
13. Prevent pollution, and maintain and enhance the quality of air, water and soil	<ul style="list-style-type: none"> • Will it minimise odour, noise, scavenging and vermin likely to be detrimental to local amenities? 	<ul style="list-style-type: none"> • Applications refused on grounds of potential odour or noise pollution 	<ul style="list-style-type: none"> • NFDC applications data • Environmental Health data on noise
14. Encourage sustainable use of resources	<ul style="list-style-type: none"> • Will it encourage separation of waste? • Will it encourage recycling of waste materials? 	<ul style="list-style-type: none"> • % municipal waste being recycled 	<ul style="list-style-type: none"> • NFDC records

3. OBJECTIVES OF THIS SUPPLEMENTARY PLANNING DOCUMENT

3.1 This SPD is being prepared to supplement policies DW-E1 and DW-E5 of the adopted New Forest District Local Plan First Alteration (reproduced in the SPD). Policy DW-E1 addresses general design issues, and Policy DW-E5 refers to the provision of collection

points for waste material in larger commercial and industrial developments. The objectives of this Supplementary Planning Document are:

1. **To encourage the recycling of waste materials by the provision of facilities for storage and collection of separated waste at domestic and other premises.**
2. **To encourage appropriate design and location of such facilities so that they are properly integrated into the development, and fully accessible to collection vehicles.**

3.2 It is a requirement that the objectives of the SPD should be tested against the Sustainability Appraisal objectives.

SA Objective SPD objective	5. Meet local community needs for essential utilities and transport infrastructure having regard to environmental constraints	11. Maintain, enhance and create high quality landscape, townscape and seascape	13. Prevent pollution, and maintain and enhance the quality of air, water and soil	14. Ensure sustainable use of resources
1. To encourage the recycling of waste materials by the provision of facilities for disposal and collection of separated waste at domestic and other premises.	✓	x	x	✓
2. To encourage appropriate design and location of such facilities so that they are properly integrated into the development, and fully accessible to collection vehicles.	✓	✓	✓	✓

✓ Positive 0 Neutral ? Uncertain x Possible conflict

3.3 The main conflicts that are likely to arise are between the provision of facilities for separation of waste and maintaining the quality of the environment – communal facilities such as skips and other containers can have an impact on the locality through visual impact, access, noise and odours. It is one purpose of this SPD to suggest design measures to mitigate these effects, including advice on layout, access, landscaping etc.

4. OPTIONS

4.1 In preparing the SPD, the options considered were:

Option 1: to prepare the SPD, or

Option 2: not to prepare SPD and rely solely on local plan policies and national advice.

- 4.2 An appraisal of these options was carried out (see Annex 2). From this it was concluded that preparation of the SPD has the most beneficial effects by encouraging schemes that achieve the purposes of the policies of the local plan and wider waste recycling objectives, while also enabling such schemes to be designed so that they complement rather than detract from the appearance of the locality.

Preferred Option

- 4.3 **On the basis of the Sustainability Appraisal, it is concluded that the preferred option is to publish the SPD, which focuses on the design aspects of providing facilities for separation, storage and collection of waste materials.**

**Plans, Programmes and Policy Objectives relevant to
Supplementary Planning Document
Waste management facilities in new development
New Forest District**

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to LDF		Implications for SA
INTERNATIONAL			
The Waste Framework Directive (75/442/EEC) (European Commission, 1975) Has statutory requirements which must be implemented by the UK	The Directive highlighted the importance of waste minimisation, the protection of the environment and human health as priorities, and advocated the waste hierarchy.	SPD needs to promote sustainable waste management	SA objectives and criteria should reflect waste considerations as appropriate
The Landfill Directive (99/31/EC) (European Commission, 1999) Has statutory requirements which must be implemented by the UK	Objective: to prevent the negative impacts of landfill. <i>Targets:</i> <ul style="list-style-type: none"> • To reduce the proportion of biodegradable waste landfilled to: 75% of that produced in 1995 by 2010, 50% by 2013 and 35% by 2020. • Banning the co-disposal of hazardous and non-hazardous waste from 2004 and reclassification of landfills to receive hazardous, non-hazardous or inert waste only. • The banning of whole tyres from 2003 and shredded tyres from 2006. • Banning the landfill of liquid wastes and certain hazardous materials. • Requiring the pre-treatment of certain wastes prior to landfilling. 	SPD needs to promote sustainable waste management	SA objectives and criteria should reflect waste and waste facility considerations as appropriate
Waste Electrical and Electronic Equipment (2002/96/EC) and the Restriction of Hazardous Substances Directive (2002/95/EC) (European Commission, 2002) Statutory requirements in UK	Requires that collection systems are put in place to enable the recovery of waste electrical and electronic equipment. Also restricts the use of hazardous substances in such equipment and promotes improved eco-design.	SPD needs to promote sustainable waste management	SA objectives and criteria should reflect electrical waste considerations as appropriate

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to LDF		Implications for SA
<p>The Packaging and Packaging Waste Directive (94/62/EC) (European Commission, 1994) Has statutory requirements which must be implemented by the UK</p>	<p>Lays down essential requirements for the composition and design of packaging and sets specific targets for the recovery/recycling of waste packaging.</p>	<p>SPD needs to promote sustainable waste management</p>	<p>SA objectives and criteria should reflect waste facility requirements as appropriate</p>
<p>Animal By-Products Regulations 2003 (EC 1774/2002) (European Commission, 2002) Has statutory requirements which must be implemented by the UK</p>	<p>The regulations lay down specific controls on the disposal of animal by-products including catering/food processing wastes containing meat and prescribes specific treatment requirements including composting, anaerobic digestion, rendering and incineration.</p>	<p>SPD needs to promote sustainable waste management</p>	<p>SA objectives and criteria should reflect animal waste facility requirements as appropriate</p>
NATIONAL			
<p>Planning Policy Statement (PPS) 1: Creating Sustainable Communities (ODPM 2004) LDF required to give effect to this</p>	<p>Policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design, conservation and the provision of public space.</p>	<p>SPD needs to encourage integration of waste collection facilities within high quality design</p>	<p>SA objectives and criteria should reflect need to ensure good quality design.</p>
<p>PPS10: Planning and Waste Management (ODPM 2005) LDF required to give effect to this</p>	<p>Requires all planning authorities to the extent of their responsibilities to prepare and deliver planning strategies to manage waste and implement national waste strategies. Planning authorities should ensure that new development makes sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene.</p>	<p>SPD needs to encourage integration of waste collection facilities within high quality design, and provision of facilities for management of waste (e.g. waste separation)</p>	<p>SA objectives and criteria should reflect waste considerations as appropriate and ensure good quality design</p>
<p>Waste Not, Want Not, A Strategy for Tackling the Waste Problem (Strategy Unit 2002) Informs preparation of LDF</p>	<p>Objective: to analyse the scale of the challenge posed by growing quantities of municipal household waste and to assess the main causes and drivers behind this growth. Targets: • To slow waste growth from 3% to</p>	<p>SPD should encourage the minimisation and recycling of waste.</p>	<p>SA objectives and criteria should reflect waste considerations as appropriate</p>

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to LDF		Implications for SA
	<p>2% per annum by 2006</p> <ul style="list-style-type: none"> • 50% of households carrying out home composting by 2006 • The roll out of kerbside recycling collections • At least 35% of household waste being composted or recycled by 2010 and at least 45% by 2015 • An absolute reduction in the amount of municipal waste going to landfill annually from 2007 • 30% of collection authorities to have tried incentive schemes to encourage sound household waste management by 2005/6 • A significant increase in the level of landfill tax to a proposed £35/tonne in the medium term. 		
<p>England's Waste Strategy (Consultation Document 2006) Informs preparation of LDF</p>	<p>Objective: to develop a strategy for dealing with household waste and commercial and industrial waste.</p>	<p>SPD should encourage the minimisation and recycling of waste.</p>	<p>SA objectives and criteria should reflect waste considerations as appropriate</p>
<p>Building Regs Approved Document H, Drainage and Waste Disposal (2002 edition), Part H6 Solid Waste Disposal Regulations for design of waste storage and collection facilities</p>	<p>Seeks to optimise the design and siting of solid waste storage to avoid prejudice to public health, ensure adequate area to accommodate the required number of storage receptacles, and ensure adequate access by users and the waste collection authority</p>	<p>SPD should seek appropriate desing and location of waste management facilities in new developments</p>	<p>SA objectives and criteria should reflect waste considerations as appropriate and ensure good quality design</p>
<p>British Standard BS5906:2005 'Waste management in buildings – Code of practice' Detailed advice on provision of waste storage and collection facilities and related issues</p>	<p>Offers advice on methods of storage, collection, segregation for recycling and recovery, and on-site treatment of waste from residential and non-residential buildings and healthcare establishments.</p>	<p>SPD should seek appropriate desing and location of waste management facilities in new developments</p>	<p>SA objectives and criteria should reflect waste considerations as appropriate and ensure good quality design</p>
REGIONAL			
<p>Integrated Regional Framework for the South East 2004 Sets framework for LDF and other plans in area</p>	<p>Regional objective 17: To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<p>SPD needs to assist in the sustainable management of waste</p>	<p>SA objectives and criteria should reflect waste considerations as appropriate</p>

Plan/ Programme/ Strategy/ legislation/ advice	Key objectives of Plan/programme etc relevant to LDF		Implications for SA
Draft South East Plan –July 2005 (for waste policies see Proposed Changes to RPG9 Aug. 2005) LDF must be in general conformity with RSS	Policy W2: Sustainable Design, Construction and Demolition requires that LDDs should promote ‘layouts and designs that provide adequate space to facilitate storage, reuse, recycling and composting.’	SPD needs to address design and layout to accommodate facilities for separation and collection of waste for recycling.	SA objectives and criteria should reflect waste considerations as appropriate
COUNTY			
Hampshire County Structure Plan Review Statutory plan - provides basic strategy for LDDs	Seeks management of waste in accordance with the following hierarchy: <ul style="list-style-type: none"> • Reduction of waste • Re-use of waste • Recovery of waste (recycling, composting, energy from waste) • Waste disposal 	SPD needs to assist in the sustainable management of waste	SA objectives and criteria should reflect waste hierarchy
Hampshire, Portsmouth & Southampton Minerals and Waste Local Plan Under review - Minerals and Waste Devt. Framework in preparation	The plan seeks to: <ul style="list-style-type: none"> • minimise waste • encourage recycling and re-use of waste materials 	SPD needs to ensure that development enables separation and collection of waste materials for recycling	SA objectives and criteria should encourage separation of waste and recycling.
Project Integra Business Plan 2005-2010	Achieve 50% recycling rate for municipal waste by 2010 by various means including: <ul style="list-style-type: none"> • Support the roll out of collection systems for dry mixed recyclate and green garden material funded via the DEFRA National Waste Minimisation and Recycling Fund. • Evaluate options for rolling out kerbside glass collection • Investigate joint working to facilitate increased recycling service to Small /Medium Sized (business) Enterprises. • Work with major retailer to develop and promote “own brand” bring bank facilities at several stores in Hampshire. • On street recycling bins • Investigate maximising capture and quality from high rise and high density dwellings • Community engagement and education 	SPD needs to ensure environmentally acceptable provision of facilities to enable separation and collection of domestic and commercial waste	SA objectives and criteria should encourage sustainable use of resources by limiting waste generation and encouraging recycling of waste materials

Joint Municipal Waste Management Strategy	To set out the strategic direction of municipal waste management in Hampshire in the period up to 2020. The preferred option includes: <ul style="list-style-type: none"> • Kerbside collection systems for dry mixed recyclables, glass, clothing and green garden waste. • Promotion of home composting. • Collections to optimise the capture of recyclables from the commercial sector. • Actions to reduce the growth of municipal waste. • Thermal treatment of residual waste. • Pre-treatment of all municipal waste before it goes to landfill. 	SPD needs to ensure environmentally acceptable provision of facilities to enable separation and collection of domestic and commercial waste	SA objectives and criteria should encourage sustainable use of resources by limiting waste generation and encouraging recycling of waste materials
LOCAL			
Changing Lives Community Strategy Government advice is that Community Strategy's spatial elements should provide basis for LDF policies and proposals	d(i) ENVIRONMENT (BUILT) Protect and enhance the character of the built environment by ensuring that the integrity of buildings and places is respected, promoting the highest standards of design, and fostering public understanding of New Forest towns and villages and the historic built environment.	SPD needs to ensure that waste collection facilities are integrated into the overall design of the development and are not environmentally intrusive.	SA objectives and criteria should maintain, enhance and create high quality landscape, townscape and seascape
	d(iii) ENVIRONMENTAL QUALITY/ PROTECTION <u>D Waste Management</u> To minimise creation of waste and reuse and recycle a larger proportion of waste arising.	SPD needs to ensure provision for waste recycling in new developments.	SA objectives and criteria should encourage sustainable use of resources by limiting waste generation and encouraging recycling of waste materials
New Forest District Local Plan First Alteration	Objective 9 Environmental design To encourage the highest possible standards of design in new development and in environmental improvements; and to provide attractive, stimulating and safe places in which to live, work and play. Objective 11 Pollution To protect air and water quality and to reduce the burden of pollution of air, land and water (including noise) by controlling potentially polluting development. Policy DW-E1 General development criteria Policy DW-E5 Recycling (larger commercial and industrial developments)	SPD needs to ensure that: <ul style="list-style-type: none"> • provision is made for waste storage and collection facilities in new development • such facilities are fully integrated within the design of new development • pollution relating to storage of waste is minimised 	SA objectives and criteria should maintain, enhance and create high quality landscape, townscape and seascape

OTHER AGENCIES' STRATEGIES/ ADVICE			
Cranborne Chase and West Wiltshire Downs AONB Management Plan Prepared in accordance with CRow Act 2004. Informs LDFs and Community Plans	<u>Planning and development</u> Development and land use proposals are sustainable and take full account of AONB character	SPD needs to ensure that new development respects the character of the AONB.	SA objectives and criteria should: maintain, enhance and create high quality landscape, ensuring high design standards and that new development will not detract from, and where possible enhances and contributes to local building traditions
	<u>Built Heritage:</u> <ul style="list-style-type: none"> • New development respects local character • District level landscape assessments, design guidance, Village Design Statements and Parish Plans are adopted as Supplementary Planning Guidance to inform development proposals and decisions 	SPD needs to ensure appropriate design of development.	SA objectives and criteria should maintain, and enhance quality landscapes, ensuring that new development will not detract from, and where possible enhances and contributes to local building traditions

Sustainability Appraisal of Options

Sustainability Appraisal Option 1 – Prepare SPD

Set out local criteria for integrating facilities for separation, storage and collection of waste into new development

SA Objective	Criteria	Effects of Option on objective(s) + = positive - = negative ?= uncertain 0 = no effect	Justification for assessment	Mitigation/enhancement
5. Meet local community needs for essential utilities and transport infrastructure having regard to environmental constraints	<ul style="list-style-type: none"> • Will it enable economic provision of services, including: <ul style="list-style-type: none"> - adequate access for users of the facility? - adequate access for collection vehicles? - minimising carry distances for waste operatives? 	+	The benefits of the SPD in terms of accessibility of waste storage facilities to waste collectors will increase over time as development and redevelopment progresses.	
11. Maintain, enhance and create high quality landscape, townscape and seascape	<ul style="list-style-type: none"> • Will it ensure high standards of design and layout? • Will it ensure integration of waste facilities in new development? 	+	The SPD will contribute to improving overall design and the appearance of new development and the street scene by integrating waste storage facilities into the design.	
13. Prevent pollution, and maintain and enhance the quality of air, water and soil	<ul style="list-style-type: none"> • Will it minimise odour, noise and vermin likely to be detrimental to local amenities? 	+	Properly designed and located waste storage facilities should minimise problems of odour, noise and vermin.	
14. Encourage sustainable use of resources	<ul style="list-style-type: none"> • Will it encourage separation of waste? • Will it encourage recycling of waste materials? 	+	Provision of sufficient storage space to accommodate more than one waste storage container will encourage waste separation	

Sustainability Appraisal Option 2 – no SPD

Rely on existing local plan policies and national legislation and advice

SA Objective	Criteria	Effects of Option on objective(s) + = positive - = negative ?= uncertain 0 = no effect	Justification for assessment	Mitigation/enhancement
5. Meet local community needs for essential utilities and transport infrastructure having regard to environmental constraints	<ul style="list-style-type: none"> • Will it enable economic provision of services, including: <ul style="list-style-type: none"> - adequate access for users of the facility? - adequate access for collection vehicles? - minimising carry distances for waste operatives? 	?	Local plan policies and national regulations do not include requirements of local waste collection authority	
11. Maintain, enhance and create high quality landscape, townscape and seascape	<ul style="list-style-type: none"> • Will it ensure high standards of design and layout? • Will it ensure integration of waste facilities in new development? 	?	Local plan policies and national legislation are insufficiently detailed to enable full recognition of local circumstances.	
13. Prevent pollution, and maintain and enhance the quality of air, water and soil	<ul style="list-style-type: none"> • Will it minimise odour, noise and vermin likely to be detrimental to local amenities? 	?	Local plan policies and national legislation are insufficiently detailed to enable full recognition of local circumstances.	
14. Encourage sustainable use of resources	<ul style="list-style-type: none"> • Will it encourage separation of waste? • Will it encourage recycling of waste materials? 	?	Local plan policies and national regulations cannot include requirements of local waste collection authority	