

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- A Heritage Statement addressing the impact of the proposed development on heritage assets, including archaeological features.

Policy DM32: Recycling and Refuse Provision in New Development

- 2.32.1 Recycling and refuse storage is a practical requirement common to all development occupied by people. However, poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impacts on the visual appearance of an area as well as its general amenity, for instance by odours and obstruction of footways. An untidy proliferation of bins in streets and forecourts is often one of the most visible signs of higher residential densities when development is poorly designed, particularly when houses are subdivided.
- 2.32.2 This policy implements the recycling and refuse-related requirements of policy BCS15 of the Core Strategy and the design principles of policy BCS21 by setting standards for recycling and refuse provision in new development. It seeks to ensure that all new development is accompanied by recycling and refuse provision of sufficient quantity and quality, in order that the visual appearance, amenity and safety of an area is maintained when new development is introduced, including higher density development and residential subdivisions.

Recycling and Refuse in New Development

All new development will be expected to provide, as a minimum:

- In the case of non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.
- In the case of other residential development:
 - Sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime; or
 - Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).

Residential properties with private garden areas should also include provision for the separate storage of garden waste for collection or composting.

Design and Access Requirements

The location and design of recycling and refuse provision should be integral to the design of the proposed development. In assessing recycling and refuse provision, regard will be had to the following considerations:

- i. The level and type of provision, having regard to the above requirements and relevant space standards; and
- ii. The location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives; and

- iii. The impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision; and
- iv. The impact of the provision on the health and amenity of neighbouring development and the proposed development; and
- v. The security of the provision against scavenging pests, vandalism and unauthorised use.

Recycling and refuse storage should be separate from cycle storage, car parking and key circulation areas.

Development will not be permitted if recycling and refuse provision that meets the above capacity, design and access requirements cannot feasibly or practicably be provided.

Recycling Provision for Public Use

Major developments which draw large numbers of visitors will be expected to provide an element of appropriately sited and designed recycling provision for public use. Proposals to extend this provision to serve the wider community will be encouraged.

2.32.3 Recycling and refuse storage facilities should provide sufficient space for the storage of bins but also sufficient space for unobstructed access and circulation. Access to bins should be possible without presenting a hazard to occupiers of the development, recycling and refuse collectors or the public. Storage on the public highway will not be an acceptable substitute for proper on-site provision.

2.32.4 The council’s guidance note, ‘Waste and Recycling: Collection and Storage Facilities – Guidance for developers, owners and occupiers’, provides further guidance on designing recycling and refuse storage facilities and will be relevant to the interpretation of this policy. The guidance note also contains information on the precise dimensions of different size bins, which should be taken into account when assessing the fitness for purpose of recycling and refuse storage solutions.

2.32.5 The collection regime for recycling and refuse, particularly in the case of residential development, is likely to vary within the plan period. The following explanatory text reflects the collection regime in place at time of writing. As and when the collection regimes changes, the refuse storage requirements for new development will be expected to reflect the new regime.

Residential Development: Storage for Individual Dwellings

2.32.6 Individual dwellings presently require storage space for one 25 litre organic waste bin, one 44 litre box for dry recyclables, one 55 litre box for further dry recyclables including plastic packaging and one wheeled bin for general waste, plus a second wheeled bin for garden waste in some cases.

2.32.7 The capacity required for general waste depends on the number of bedspaces per dwelling. The present requirements are set out in the table below:

Bedspaces per dwelling	Capacity required (general waste)
1–2	140 litres
3+	180 litres

- 2.32.8 Where individual refuse stores are proposed for single dwellings, a minimum footprint of 0.6m x 1.5m should be provided, increasing as necessary to accommodate additional space for a garden waste bin.

Residential Development: Communal Storage

- 2.32.9 For major flatted schemes, the preferred format for recycling and refuse storage is communal storage, in which case the following capacities are presently required:
- 10 litres per unit for organic waste, provided as one or more 140 or 240 litre shared bins.
 - 44 litres per unit for dry recyclables, provided as one or more mini recycling centres consisting of 6x 360 litre bins.
 - 120 litres per unit for general waste, provided as one or more 1,100 litre bins.
 - An appropriate level of cardboard storage in 660 litre or 1,100 litre bins.

Non-Residential Development

- 2.32.10 Non-residential development will be expected to provide an appropriate level of storage for recycling and refuse, generally in 1100 litre bins. Since non-residential waste is not collected by the local authority, non-residential waste should be kept strictly segregated from residential waste when mixed-use development is proposed.

Access to Recycling and Refuse Storage

- 2.32.11 For all recycling and refuse provision, sufficient space should be provided for independent, safe and convenient access to and manoeuvre of each bin.
- 2.32.12 The location from which recycling and refuse is to be collected should be as close as possible to where the vehicle stops and the design and length of the route over which loaded bins must be transported should be within acceptable operating limits as set out in the council's supplementary guidance note, "Waste and recycling collection and storage facilities – Guidance for developers, owners and occupiers". In many cases, the optimum location, having regard to the need to make efficient and effective use of land, will be one that is accessible from the public realm. However, the refuse storage and collection arrangements should not be detrimental to highway safety or the personal safety of occupiers, refuse collection operatives or the general public.

Design of Recycling and Refuse Storage

- 2.32.13 The appropriate screening of recycling and refuse storage can minimise the impact on visual amenity. Poorly sited or designed refuse storage can also be harmful to the health and amenity of the occupiers of development by reason of odours or loss of privacy or outlook. This can be avoided by ensuring that recycling and refuse storage is separate from all habitable areas and key circulation areas and is independently ventilated.
- 2.32.14 Proposals for public recycling facilities, for instance in car parks and public spaces, should also be sited so as to minimise their impact on visual amenity and highway safety and screened where it is safe and practical to do so.

Policy Links**Bristol Local Plan Core Strategy – Lead Policy**

- BCS15: Sustainable Design and Construction

Other key Core Strategy policies

- BCS21: Quality Urban Design

Supporting guidance

- “Waste and Recycling: Collection and Storage Facilities – Guidance for developers, owners and occupiers” (January 2010)

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Detailed drawings should show the location and design of recycling and refuse storage.
- The Design and Access Statement should explain the rationale for the proposed location and design.

Pollution Policies**Policy DM33: Pollution Control, Air Quality and Water Quality**

- 2.33.1 As set out in policy BCS23 of the Core Strategy, excessive levels of air, land and water pollution have the potential to impact adversely on environmental amenity, biodiversity and, both directly and indirectly, on health and wellbeing.
- 2.33.2 Air Quality Management Areas are designated where concentrations of key pollutants exceed national targets. While much of Bristol’s existing Air Quality Management Area covers otherwise sustainable locations where new development and regeneration are to be encouraged, major development within Air Quality Management Areas will require mitigation. Meanwhile, development outside Air Quality Management Areas should not cause new Air Quality Management Areas to be designated.
- 2.33.3 Water quality is also a key issue. Under the Water Framework Directive, the council has a statutory duty to improve the condition of water bodies within the Bristol area, working towards the target of ‘Good Ecological Status’. New development adjacent to underground or surface water bodies is expected to contribute towards this objective. The scope of the Water Framework Directive within the Bristol area is defined by the Severn River Basin Management Plan.
- 2.33.4 This policy seeks to ensure that any proposal for potentially polluting development is accompanied by an appropriate scheme of mitigation, and to resist potentially polluting development that cannot be satisfactorily mitigated. It also sets out the approach to air and water quality to meet the council’s statutory duties.

Potentially Polluting Development

Development which has the potential, either individually or cumulatively, for an unacceptable impact on environmental amenity, biodiversity or water quality by reason of pollution as set out in the Core Strategy but is considered desirable for reasons of economic or wider social need will be expected to provide an appropriate scheme of mitigation.