

INTERNAL CONSULTATION

To: Waste Management Date: 25th June 2020

From: Head of Development and Planning Service (Case Officer: Niko Grigoropoulos)

Planning Application No: 20/01238/OUTMAJ

Proposal: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

Address: Sandford Park, Newtown Road, Newtown, Newbury

Grid Reference: 446851 164462

Please provide your comments on the above planning application either in hard copy or by email to planapps@westberks.gov.uk. The plans and relevant documents are available to view on line or via Marvin (EDRMS). If you require any further information relating to the application, please do not hesitate to contact the Customer Call Centre on 01635 519111, quoting the planning application number.

Niko Grigoropoulos

Case Officer

Comments to be received by: 9 July 2020, failing the receipt of which I shall assume that you do not wish to comment.

Comments:

1. Thank you for consulting the Waste Management Team on the above application. As the application is very large these are our initial comments, which may be expanded further as the application is developed.
2. Further consideration should be taken into the impact that the additional households would have on the Waste Management facilities in the area. As set out in the exclusions section of the West Berkshire Council CIL Regulation 123 List, we will seek a developer contribution towards the delivery of on-site facilities or infrastructure required directly as a result of such a large scale development.

We request an area of hard standing within the development, specifically suitable for placing containers for the collection of recyclable materials, together with contributions for the infrastructure capital cost for a new Mini Recycling Centre (MRC). We also request a contribution to upgrade the Household Waste Recycling Centre (HWRC). Costs have not currently been calculated.

3. The additional traffic generated by the new development could impact on both access and egress for the HWRC and this should be considered when developing the highway network. As the road network layout around the HWRC is developed we ask that the Waste Management team is consulted.
4. With regard to Waste Collection Services for the development, the Design and Access statement Road & Street Layout section states that; *the movement strategy aims to achieve... A layout meeting the requirements for refuse collections and large delivery vehicles.*
Please refer to the Department of Transport's *Manual for Streets* for guidance.
5. Where private bin stores are planned for the storage and collection of commercial waste, care should be taken to ensure that these are kept separate from domestic waste and recycling from the residential properties. West Berkshire Council does not collect commercial waste and will not collect domestic waste that has been contaminated with commercial waste.
6. Access to the proposed new properties will be required for waste collections therefore swept path analyses and written confirmation is requested to demonstrate that any proposed new road is accessible for our collection vehicles (the longest being 10.68 metres) and will be built to an adoptable standard.

Our Highways Department will consult on the adoption of any new roads. Please note that the need to access private land often results in issues that complicate waste collections, for example we cannot introduce/enforce parking restrictions to resolve access issues, possible insurance claims for damage to road surfaces or road surfaces not being maintained causing health and safety issues for collection crews.

Wherever workable our waste collection contractor should not be expected to access private land, including private roads, shared drives, car parks etc. and any such requirements submitted would be reviewed in detail and alternative options sought.

It should be noted that West Berkshire Council provides a curtilage collection of refuse and recycling and as such, our contractors are not expected to access private land, including car parks, private roads and shared drives. Bins and recycling containers should be placed for collection with 25 metres of the waste vehicle stopping point on the public highway for standard wheeled bins and 10

metres where bulk 1100 litre and 660 litre bins are to be provided in communal bin stores.

Individual properties with private amenity space to store wheeled bins and recycling containers do not usually give rise for concern with regard to the storage and collection of refuse and recycling; however this is dependent upon them having a curtilage on the public highway rather than a private road, car park or shared drive.

Where communal bin stores are to be provided we require them to be within 10 metres of the vehicle stopping point on the road and for flat, level access to be provided. We request that at reserved matters the planning application includes plans of the bin stores that demonstrates that they are large enough for the bins required by the properties they serve.

Further information regarding the specifications of the bins and containers provided can be requested from the Waste Management team.

HIGH25 Refuse Storage (details required)

No development shall take place until details of the provision for the storage of refuse and recycling materials for the development/dwellings have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until/The development shall not be brought into use until/The dwelling shall not be occupied until/No dwelling shall be occupied until the refuse and recycling facilities have been provided in accordance with the approved details and shall be retained for this purpose thereafter.

Reason: To ensure that there is adequate and safe refuse/recycling facilities within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006 -2026), and Supplementary Planning Document Quality Design (June 2006).

Signature:Jenny Lyons.....Date:07/09/2020...(Waste Management)

