

SUPPLEMENTARY PLANNING GUIDANCE

The Adopted 2004 Plan for the Environment, Ealing's Unitary Development Plan, provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing.

These policies are clarified and amplified where appropriate by Supplementary Planning Guidance (SPG). This Guidance may bring together planning and other considerations (e.g. Building Regulations, Environmental Health, Transport) which need to be taken into account by people proposing development or affected by development. The guidance can be used in determining planning applications, and it has the legal status of a 'material consideration', which the local planning authority is entitled to take into account in making decisions.

Supplementary Planning Guidance (SPG) continues in force as long as the Unitary Development Plan policy that it supplements is in force. Under the Planning and Compulsory Purchase Act 2004, unitary development plans will be progressively replaced by new Development Plan Documents in a Local Development Framework. The local planning authority may choose to produce Supplementary Planning Documents (SPD) to supplement development plan policies in the Local Development Framework.

SPG 4

Storing waste for recycling and disposal

The Adopted 2004 Plan for the Environment includes policies for Waste Minimisation and Management (Policy 2.10), the Design of Development (Policy 4.1) and Residential Design (5.5). These policies indicate that appropriately designed bins and enclosures need to be provided in conjunction with new buildings and other development, so that materials which are no longer required can be stored pending collection for recycling or disposal.

This document supplements the policies in the Adopted 2004 Plan for the Environment. It provides guidance on the location and design of bins and enclosures.

In development where storage facilities for waste recycling and disposal are proposed, the following design criteria should be met.

1. Stands, containers and enclosures, should be located conveniently to the nearest access point for the collection vehicles. Skips require vehicle access at the location of the skip.
2. Enclosures for mobile containers should be located where they can be screened from the street and neighbours; either by structures, buildings or landscaping.
3. Where collection cannot be undertaken from the rear or side of a property, recycling and refuse enclosures should be provided in the forecourt or front garden if there is no alternative, and should be well located in relation to each dwelling. These should be kept as low as possible; constructed in materials to match the front elevation of the property; provided with a watertight roof and

doors; and screened by planting with adequate provision of soil, if appropriate.

4. The provision of recycling and refuse enclosures should be included in the design of buildings or boundary walls where possible.
5. Adequate space should be provided for the appropriate volume of waste for recycling, according to the individual development.
6. Stands and enclosures must be located not more than 25m from the nearest access point for the collection vehicle; and wheeled refuse containers not more than 10m away from the vehicle access point, preferably on a level surface.
7. Access roads and approaches to buildings should be level or have a gradient from the refuse storage area of not greater than 1:12. Drop kerbs should be provided to permit safe transfer of wheeled containers to carriageway level. These dimensions should be allowed for in any scheme requiring Council refuse collection, and are based on British Standard BS 5906:1980.

(Note that guidance points 6 and 7 are essential if the waste is to be collected by Ealing Council's operators.)

Supplementary Guidance, as the title suggests, is to guide development. It is not meant to be definitive, and much of the guidance represents minima which are to be improved on if possible in the interests of good design.

If you would like further advice on this guide, please contact:

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