

# Supplementary Planning **GUIDANCE NOTE**

on

## The provision of Kerbside Recycling Facilities as part of new residential development



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plus 50p  
p&p

## Supplementary Planning Guidance

### The provision of kerbside recycling as part of new residential development

#### Status of this guidance

This Supplementary Planning Guidance has been the subject of public consultation and has been formally approved by members of Lewes District Council.

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This document outlines the methodology agreed by Lewes District Council and used in recent years to calculate requirements.

Financial aspects maybe reviewed from time to time, and users are advised to check that they have up to date costs with the Planning Department.

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## **1 Introduction**

- 1.1 The District Council's Kerbside Recycling Project was launched in May 2002, initially targeting about 5000 households. Due to successful bids through DEFRA the District Council are currently offering the scheme to a further 27,000 households around Lewes District (75% of total households).
- 1.2 However, the proposed coverage of all existing households in the District has major resource implications. In addition, the Lewes District Local Plan was adopted in March 2003 and allocated a number of new housing sites to meet the Structure Plan's housing targets to 2011. The next decade is therefore likely to witness significant house-building in the District.
- 1.3 The purpose of this Supplementary Planning Guidance (SPG) is to set out that the District Council will be expecting a contribution from the developer of scheme resulting in **six or more new residential units** towards the provision of new equipment and capital to extend the programme and provide kerbside recycling to those new units.
- 1.4 The contribution will only be required in areas where kerbside recycling already takes places and represents a one-off payment. After that time the ongoing cost of the scheme will be borne by the District Council.
- 1.5 In some, mostly rural, areas kerbside recycling is not currently provided and new development in these areas would not therefore be required to make this contribution.
- 1.6 Certain forms of development, such as blocks of flats, present practical difficulties for kerbside recycling and may not be able to be served by the scheme. In such circumstances alternative arrangements may be negotiated or it may be the case that if the development cannot be linked into a kerbside recycling round that no contribution is required.

## **2 Developer Contributions**

- 2.1 Development cannot be considered in isolation from the settlement or community in which it takes place. New development, in particular residential development, brings new people into an area who bring with them additional demand for facilities and services such as recycling, education, recreational, social and community infrastructure.
- 2.2 In determining planning applications the Local Planning Authority will need to take into account all material considerations including the provision of the 'infrastructure' necessary to support the development. New developments impose extra costs on the community at a time when resources are stretched and Central Government has made it clear in various policy guidance that the community at large should not suffer as a result of new development proposals and that it is therefore reasonable to expect developers to contribute towards the costs of community infrastructure where the need for those facilities arises directly from the development.

### 3 Planning Policy

- 3.1 National guidance such as Circular 1/97 and the 1991 Planning & Compensation Act set out the case for seeking development contributions. This guidance has in turn informed county-wide policies in the Adopted East Sussex and Brighton & Hove Structure Plan and has been translated to a more local level during the preparation of the Lewes District Local Plan. This Supplementary Planning Guidance supports the District-Wide policies in the plan.

#### *County-wide*

- 3.2 **The Adopted East Sussex and Brighton & Hove Structure Plan 1991 – 2011** covers the whole county and sets out the strategic aspects which are then translated through into Local Plan policies to reflect local circumstances.
- 3.3 **Structure Plan Policies S2 and S3** set out the need for infrastructure to be planned in conjunction with development and the possibility of direct works or developer contributions being required to ensure that infrastructure provision keeps pace with development.
- 3.4 The East Sussex and Brighton & Hove **Waste Local Plan** (Second Deposit 2002) sets out the strategy for waste management and disposal across the County as well as laying down recycling targets.
- 3.5 Policy WLP 12 of the Waste Local Plan requires that any development proposal that will attract or employ a large number of people shall include recycling/composting facilities and facilities/premises for the re-use of waste or separation and storage of waste. This objective is complemented by policy ST21 of the Adopted Local Plan.

#### *Lewes District*

- 3.4 Paragraph 6.17 of PPG12 : Development Plans states that “*where a planning authority expects developers to enter into planning obligations on a regular basis, in relation to similar types of development, they should set out their policy in their Local Plan*”. This is precisely what Lewes District Council have done in the policies summarised below.
- 3.5 **Lewes District Local Plan Policy ST1** concerns infrastructure and the fact that permission will not be granted unless the infrastructure (both physical and social) is available, or will be provided in time to serve the development.
- 3.6 **Policy ST 2** goes on to make it clear that planning obligations may be used to ensure the above provision, in line with the parameters set out in circular 1/97.
- 3.7 Policies ST20 and ST21 require that large scale developments provide recycling facilities or hard surfaced and landscaped areas in safe and convenient locations to allow the provision of recycling facilities as part of the development scheme.

## 4 Kerbside Recycling

- 4.1 Sustainable Development is a central policy of the Council and to meet these standards a 'zero emissions at source' electric collection vehicles (EVs) are used to deliver the kerbside recycling service. These collections take place on a fortnightly cycle and collect paper, plastic, cans and foil. Each household is provided with the appropriate containers and the collected materials are then taken to the North Street Community Recycling Centre or a facility in Wealden for processing.
- 4.2 The scheme will enable Lewes District Council to reach the Government recycling targets, its own more stringent objectives and to meet European Union Landfill Directive targets. The programme is also coupled with education and information initiatives to assist in achieving United Nation's aims and objectives related to Sustainable Development.
- 4.3 The developer's contribution should ensure that new properties are added to the overall kerbside collection scheme when new resident move into the property.
- 4.4 If the contribution has not been spent on extending kerbside recycling to a new unit within 12 months of its occupation, then it shall be repaid to the developer with interest.

## 5. Collection Points

- 5.1 The kerbside recycling programme collects paper, plastic, cans and foil. It does not currently include glass due to noise and safety issues, though a bid is being made to undertake a trial of glass collection in the less-densely populated rural areas. Recycling of glass is currently done by taking it to a collection point. Adopted Local Plan policy ST21 states that in larger proposals a developer may be required to provide a suitably accessible and vandal/sound proof glass collection point as part of an overall development proposal.

## 6 Calculation of Contributions

- 6.1 The cost of placing a new property on the Kerbside collection scheme is **£16.12 per unit.**

This comprises of the following elements:

- Two Kerbside boxes and lid
  - Publicity material including instructions about the scheme
  - Any work involved in the re-configuration of existing rounds in the event that the scale of new development breaches the operational threshold of an existing round (currently 600 units)
  - Capital depreciation of capital equipment
- 5.2 The contribution does not relate to the day to revenue costs of the project which are covered through the householder's Council Tax. The amount of the contribution will be subject to annual positive and negative movements in the approved 'Retail Price Index'. The "Retail Prices Index" is published by the Department of Trade and Industry.

In summary, the thresholds and contributions are as follows:

<b>Threshold</b>	<b>Contribution</b>
6 or more residential units	£16.12 per unit

## **7 Payment Methods**

- 6.1 It is usual practice to collect development contributions via a legal agreement (otherwise known as a section 106 agreement). However, the sums required towards recycling are small and where contributions are not triggered towards other services or facilities, the costs of drafting a legal agreement solely for this contribution may outweigh the sums involved.
- 6.2 In such cases it would be acceptable for a developer to make a 'Voluntary Contribution' wherein the required amount towards recycling is given to the District Council when the application is submitted. This will be held under a contract that the contribution will be spent providing kerbside recycling to the new units. If planning permission is granted, the payment will be cashed. If it is not, it will be returned.

## **8 Conclusions**

- 7.1 This SPG sets out the case for seeking contributions towards the roll-out of the District Council's kerbside recycling programme to new housing units. By collecting relatively small amounts, the new units can be initially linked into the program without additional drain on existing resources. This will also help in meeting European Union, United Nations, Government and District Council sustainability targets.