

DEVELOPER CONTRIBUTIONS NOTIFICATION RESPONSE
Please send your response by email to planningcontrol@leics.gov.uk

To: Head of Planning, Historic & Natural Environment, Chief Executives	From: Director of Environment & Transport
Planning Control - Planning Obligations Team	Date: 25th February 2021
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NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	David Wilson Homes East Midlands
LOCATION:	Barkby Road, Queniborough. Leicestershire. Grid Ref:
PROPOSAL:	Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved accept for access.
REFERENCE NO:	2021/2380/02
LCC OFFICER'S NAME:	Gillian Fowell
Civic Amenities Observations:	

Ref: GF/MOU/2148

The requirement for a waste management contribution is outlined in the Leicestershire Planning Obligations Policy (July 2019) whilst specific planning condition and contribution requirements are detailed below.

The County Council's Waste Management Team considers and assesses each development on a case by case basis. It considers the wider impact on the delivery of the existing waste management service to ensure that the Council maintains the service performance for existing residents of Leicestershire, as well as the new residents generated by this proposed development.

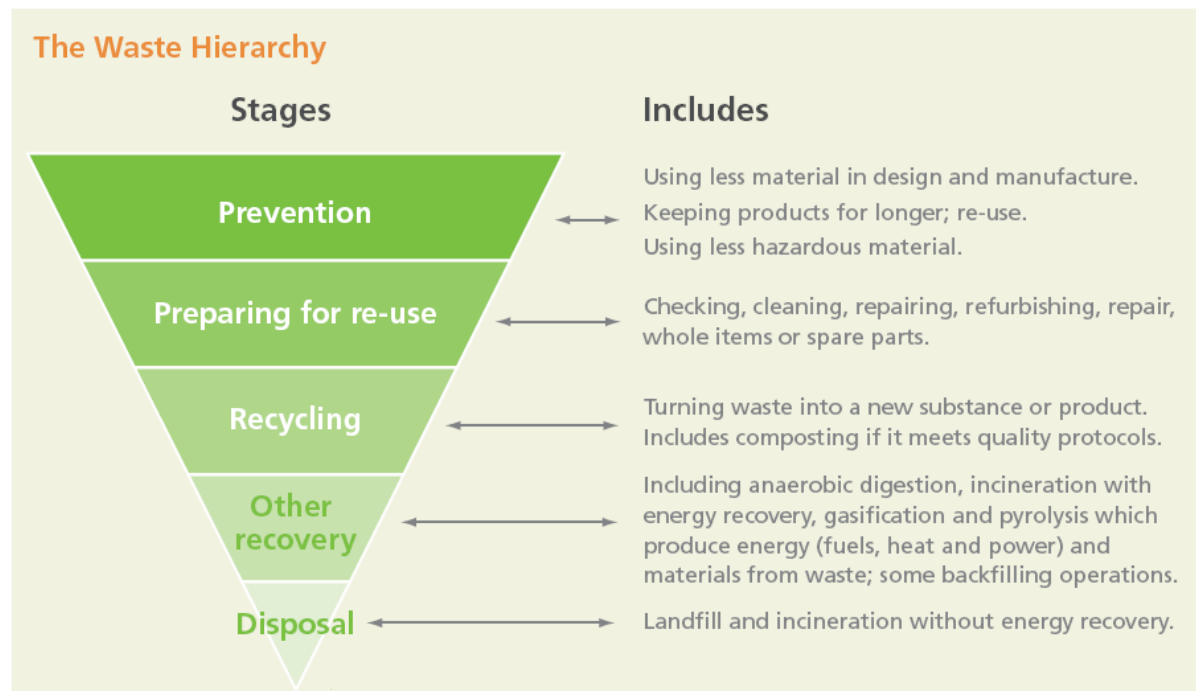
The Council assesses the impact of the development and will determine the most appropriate methodology to maintain service levels and ensure that waste generated as a result of the developers' proposal meets the obligations under the National Planning Policy for Waste. The Council may provide this through various means such as increasing the capacity of waste infrastructure, providing service information or undertaking waste minimisation activities for the new residents and as detailed further in the Leicestershire Planning Obligations Policy.

In 2017/18 the residents of Leicestershire generated approximately 1.054 tonnes of waste per household. Of this approximately 20% is processed through Household Waste Recycling Centres (HWRCs), the remaining tonnage arising from household collections. At the local facilities, the proposed development would generate an additional 1.054 tonnes per annum multiplied by the final net increase in dwellings resulting from the proposed development.

Planning Condition for Waste Prevention and Recycling

The Leicestershire County Council Municipal Waste Management Strategy Update 2011 (LMWMS) has objectives and targets which focus on sustainable waste management through delivery of high quality, efficient services so that waste should at first be prevented from arising, be reused, recycled or composted and that

local communities will be taking responsibility for the waste they produce. The Waste should be managed in accordance with the waste hierarchy. Waste prevention is at the top of the hierarchy, delivering environmental, economic and social benefits.



The ability to influence behaviour patterns from the start or early stages of a development is critical in successfully establishing sustainable waste behaviour by new residents, employees or visitors to those sites. Key methods of doing this include the provision of up-to-date information through Waste Minimisation Packs, to inform what local available services are available in the surrounding area and what incentives may be available as inducements to influence waste prevention and recycling behaviour.

To mitigate against the impacts of the development and reduce waste arising from the development, in accordance with Paragraph 8 (c) of the National Planning Policy Framework (NPPF), the planning condition below is recommended. This condition meets the six tests as set out in Paragraph 55 of the NPPF.

Upon occupation of each individual residential property on the development, residents shall be provided with a 'Waste Minimisation and Recycling Pack'. The details of this Pack shall be first agreed in writing by the Local Planning Authority (in consultation with Leicestershire County Council) and shall provide information to residents about sustainable waste management behaviours. As a minimum, the Pack shall contain the following:

- *Measures to prevent waste generation*
- *Information on local services in relation to the reuse of domestic items*
- *Information on home composting, incentivising the use of a compost bin and/or food waste digester*
- *Household Waste Recycling Centre location, opening hours and facilities available*
- *Collection days for recycling services*
- *Information on items that can be recycled*

Planning Obligation for Improvement to Local Facilities

A contribution would be required to ensure that the local waste facilities can continue to maintain the existing level of service and capacity for the residents of the proposed development. This would be provided through the development of additional capacity and infrastructure to handle the waste and vehicles delivering in/out as a result of the proposed development at the local waste facilities.

Existing local waste facilities, including HWRC and waste transfer sites have a finite capacity in terms of, but not limited to, overall waste capacity, the facilities to maintain existing recycling and reuse performance and also in the number of residents that can utilise the site safely at any one time. Hence current waste inputs and waste generated from new residential developments being delivered to the existing site may not easily be accommodated where one or more of these elements are already at capacity.

The County Council's Waste Management Team considers the proposed development is of a scale, type and size which would not be able to be accommodated at the existing waste facilities and be able to maintain the existing service levels. As such a developer contribution of £7751.00 is required (to the nearest pound).

The County Council's methodology for calculating the contribution per household is based on the cost of maintaining the existing waste service against the number of assessed households proposed by a particular development which would use the local waste facilities.

The nearest HWRC site to the proposed development is located at Mountsorrel and residents of the proposed development are likely to use this site. In general, residents use the closest HWRC to deposit their waste and this is observed within surveys. The contribution is determined by multiplying 150 units by the current rate for the Mounstorrel HWRC site which is £51.67 (subject to indexation and reviewed on at least an annual basis).

The calculation of the HWRC contribution is below:

$D = (A \times B) / C$; where

A is the capital cost of providing a HWRC site based on a recently constructed site;

B is the percentage size of the HWRC site compared to the HWRC site used for determining A;

C is the number of households using the HWRC site at the review date

The contribution request is based on the proposed number of households which would have an impact on a HWRC site multiplied by the rate D. Certain uses are exempt from HWRC contributions for example student halls, nursing homes and retirement homes.

Contributions are used to mitigate the impacts arising from the increased use of the HWRC site associated with the new development for example by the acquisition of additional containers or installation of additional storage areas and waste infrastructure at the HWRC site or adjacent land to increase the site's capacity for handling and separating waste.

Each household in Leicestershire in 2017/18 delivered on average approximately 0.211 tonnes of municipal waste to a HWRC site. On this basis the proposed development of 150 dwellings would generate over 31 tonnes of additional HWRC waste at the Mountsorrel HWRC site. The proposed development would place additional demand on the HWRC site and the request for the HWRC developer contribution would meet the demands placed on the site as a result of the proposed development.

Government legislation is focused on maximising the diversion of waste from landfill and the County Council must have appropriate containers and/or storage areas to deal with the different types of waste. Due to the complex nature of the waste received at the HWRC site it will become increasingly difficult over time to maintain performance and a good level of service at peak times, particularly with an increased demand placed on it due to this development.

The County Council considers the contribution is justified and necessary to make the development acceptable in planning terms because of the policies referred to and to mitigate or manage the additional demands that would be placed on the key waste service as a result of the proposed development. The contribution is directly related to the development because the contribution is to be used to enhance capacity at the local facility to accommodate the proposed development.

The contribution is considered fair and reasonable in scale and kind to the proposed scale of development, in accordance with paragraph 56 of the NPPF, and is in accordance with the thresholds identified in the adopted policies and to meet the additional demands on the waste service and local infrastructure.

