

LOCAL PLAN SUB COMMITTEE - 22 AUGUST 2019

PART I – NOT DELEGATED

5. DELIVERIES, SERVICING AND CONSTRUCTION (DCES)

1 Summary

- 1.1 This topic paper sets out the issues which the new Local Plan will need to address in relation to deliveries, servicing and construction and proposes policy wording to be contained within the new Local Plan.

2 Details

- 2.1 The arrangements for deliveries and servicing and for the management of construction can have a significant impact on the environment, both on a development site and in the surrounding area and must be considered as an important part of proposals for new development.

- 2.2 The proposed Draft Deliveries, Servicing and Construction Policy (Appendix 1) aims to ensure that development proposals provide adequate space and access within a site to accommodate requirements for storage and collection of waste and deliveries as well as managing associated vehicle movements so that these do not result in harm to the amenity of the area or any neighbouring occupiers, and ensure safe access and egress for emergency vehicles.

3 Policy/Budget Reference and Implications

- 3.1 The recommendations in this report are within the Council's agreed policy and budgets.

4 Financial, Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

- 4.1 None specific.

5 Recommendation

- 5.1 That the Local Plan Sub Committee note the contents of this report and recommend to the Policy and Resources Committee the Draft Deliveries, Servicing and Construction Policy as set out in Appendix 1.

Report prepared by: Claire May, Head of Planning Policy & Projects

Background Papers

National Planning Policy Framework (2019)

APPENDICES

Appendix 1 Draft Deliveries, Servicing and Construction Policy

APPENDIX 1

DRAFT DELIVERIES, SERVICING AND CONSTRUCTION POLICY

Deliveries, Servicing and Construction

In addition to the specific requirements around the management of waste at Policy ENV7, arrangements for deliveries and servicing and for the management of construction can have a significant impact on the environment, both on a development site and in the surrounding area.

Managing these impacts is important for the quality of life of communities and the amenity of the area.

Policy xx Deliveries, Servicing and Construction

Deliveries and Servicing

- (1) All development proposals must consider arrangements for deliveries and servicing and demonstrate that adequate provision can be made for future occupiers. Where possible, delivery and servicing arrangements should be accommodated off-street and the use of delivery and servicing bays should be strictly controlled.
- (2) In all cases there should be no adverse impacts of deliveries or servicing on the amenity of local residents and businesses including from vehicle noise or the size of vehicles.
- (3) Proposals for development should demonstrate that delivery, servicing and emergency vehicles are able to enter and exit the site in forward gear and that the proposed arrangements will be safe and will not cause traffic obstruction or nuisance.
- (4) Applications for major developments must demonstrate suitable provision for refuse and recycling collection, including details of storage and collection points and locations for vehicles to turn and wait.
- (5) Delivery and Servicing Plans (DSPs) will be required for developments that by virtue of likely vehicle movements may impact on the operation of the public highway, private roads, the public realm and/or on the amenity of residents and businesses. The DSP should demonstrate how any potential impacts will be mitigated, and should seek to encourage use of low-emission vehicles and efficient and sustainable delivery systems which minimise motorised vehicle trips.

Construction

- (6) Developments should adhere to best practice construction techniques to limit impacts on the environment, reduce noise and vibration from construction, and manage the transportation of construction waste and materials.

Reasoned Justification

Delivery and servicing arrangements can have significant impacts on the quality of the environment and living and working conditions of an area and must be considered as an important part of proposals for new development.

This includes ensuring that there is adequate space and access within a site to accommodate requirements for storage and collection of waste and deliveries as well as managing associated vehicle movements so that these do not result in harm to the amenity of the area or any neighbouring occupiers. Where possible, delivery and servicing arrangements should be accommodated off-street, and the use of delivery and servicing bays provided should be strictly controlled.

Where relevant, applications for development should include details of:

- Delivery hours;
- Delivery frequency;
- Location of service bays;
- Size of servicing vehicles;
- Operation of servicing bays including swept path analysis.

To help manage impacts over the lifetime of a development, Delivery and Servicing Plans (DSP's) may be required to demonstrate how any potential impacts will be mitigated.