

Managing Waste in New Developments A' Stiùireadh Sgudal ann an Leasachaidhean Ùra



Managing Waste in New Developments Supplementary Guidance

Contents

1	Introduction	3
2	Key Issues	5
3	Guidance for Developers	6
	3.1 Residential Development	6
	3.2 Commercial, Industrial and Retail Developments	12
4	Developer Contributions for recycling facilities	14
	Contacts	15

Status of the Guidance

The guidance reflects the policy advice given in Scottish Planning Policy, and will supplement Policy 70 of The Highland Council's Highland wide Local Development Plan which states:

Policy 70 Waste Management Facilities

The Council will support waste management facility proposals at the following preferred sites:

- Former Longman landfill site, Inverness (see also Policy 5);
- Seater Landfill Site, Caithness;
- Former landfill site, Portree ;
- Glen Nevis Business Park (and any expansion of it for industrial use).

Proposals for waste management facilities will also be acceptable where they are located on existing or allocated industrial land, specifically Classes 5: General Industrial and Class 6 Storage or Distribution provided they meet the criteria in the next paragraph.

All proposals will be assessed against the following criteria:

- conformity with the Plan's Spatial Strategy in terms of the origin of existing and future waste generation;
- conformity with other waste policies - the Zero Waste Plan (including the National Need and Capacity information), Scottish Planning Policy, Planning Advice Note 63: Waste Management Planning and, where relevant, the Council's Municipal Waste Strategy;
- minimisation of transport of waste from its source;

- suitability of the local road network and of the site access to accommodate the nature and volume of traffic likely to be generated by the proposed development;
- public health or safety impacts;
- compatibility with surrounding existing and allocated land uses; and
- whether the applicant has submitted:
 - sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring;
 - a design statement in support of the application, where the development would have more than a local landscape and visual impact;
 - land restoration, after care and after-use details (including the submission of bonds);
 - a justification, if applicable, as to why the sites/areas outlined above have not been pursued.

To help meet recycling targets outlined by the Scottish Government, all new developments involving the creation of additional residential, commercial, retail or industrial units will be expected to comply with the requirements for waste management (such as provision of bins and recycling points) set out in the Council's supplementary guidance: Managing Waste in New Developments: Supplementary Guidance.

In respect of landfill sites, proposals will also be assessed against the Landfill (Scotland) Regulations 2003. Applicants should also assess the likely cumulative impacts of additional landfill (both new landfill sites and extensions to existing landfill sites), including consideration of site design, increases in road traffic, period and intensity of disturbance to settlements and the length of time and level of landscape impact. Developers should indicate what measures will be taken to mitigate likely cumulative impacts.

This guidance is to be adopted as statutory Supplementary Guidance under the Planning Etc. (Scotland) Act 2006.

The Highland Council will monitor the effectiveness of the guidance and review its contents at regular intervals to ensure it remains relevant and compliant with Scottish Government Policy and Highland Council Policies and Strategies.

1 Introduction

The Zero Waste Plan for Scotland sets out how Scotland can move towards being a zero waste society. This does not mean we never throw anything away, but that we make the most effective use of resources contained in waste. An important part of achieving a zero waste Scotland is maximising reuse and recycling. Actions must be taken to increase the quantity and quality of materials collected for recycling. Recycling materials must be sorted into separate streams to avoid contamination with other wastes and materials.

Below are the targets outlined in Scottish Government's Zero Waste Plan:

Target Year	Recycling /Composting	Energy from Waste	Landfill
2010	40%	4%	56%
2013	50%	14%	36%
2020	60%	25%	15%
2025	70%	25%	5%

To help meet these targets, it is crucial for the Council and its partners to engage with developers and the wider community in Highland to encourage the reduction, reuse/ recovery and recycling of as much waste as possible.

New developments have the opportunity to make a contribution to these targets (which by 2013 will be measured in terms of carbon) by providing facilities for recycling. This supplementary guidance sets out how the Highland Council requires provisions to be made in new developments to help future users maximise their opportunities for recycling and to enable developers to incorporate waste management requirements at the initial design stage of any proposed development in the same way other essential services, such as drainage, are considered. This guidance will enable a common and consistent approach to encourage participation in recycling at home, at work and public spaces.

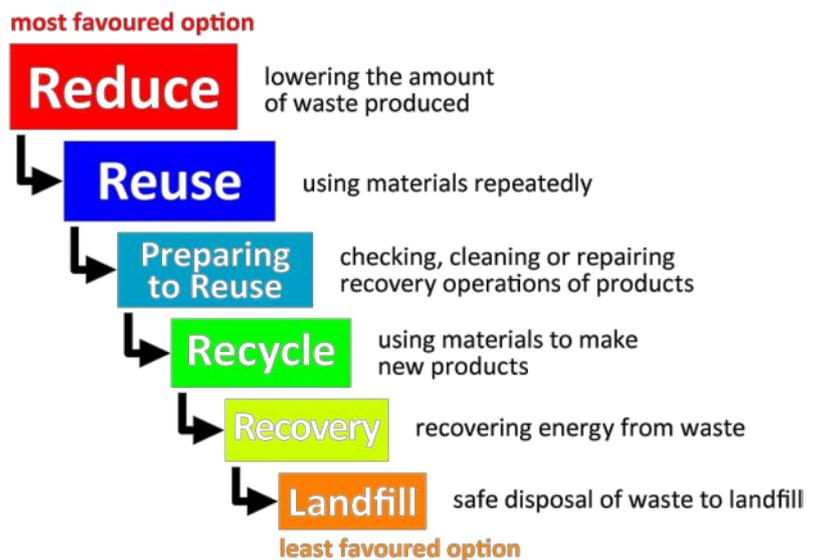
We will apply this guidance to all new developments where additional major residential, commercial, industrial and retail units are created, including conversions and material changes of use.

The objectives of doing so are:

- To help achieve a more sustainable Highlands
- To supplement waste management policies outlined in the Highland wide Local Development Plan
- To assist in the implementation of the Council's Waste Management Strategy
- To provide guidance and certainty to developers on the Council's requirement for waste management facilities for new developments
- To provide guidance on developer contributions that may be sought towards provision of recycling facilities

The waste hierarchy remains the cornerstone of waste management policy and is aimed at creating a 'recycling society'.

It identifies waste management options by how sustainable they are. Reducing the amount of waste produced is the most important aspect of the hierarchy; this is a preventative measure which prevents waste from becoming an issue in the first instance.



We have made considerable progress over recent years to reduce reliance on landfill and we need to continue to put further measures in place. These include kerbside collections to the majority of households and a network of recycling centres and recycling points.

In order to continue improving it is essential that existing facilities are upgraded and new facilities for separating and processing waste are introduced. While we are playing our part, it is crucial that the design of new developments places greater emphasis on the impact of new development on the existing waste management infrastructure, and the targets set by Scottish Government and EU directives.

2 Key Issues

There are a number of key issues to address in connection with waste management that apply to all types of development:

Separation of waste for recycling: incorporating recycling facilities helps to ensure that waste diversion is easy and convenient to implement.

Access: it is important to design easy and convenient access for both users of waste facilities and those who collect waste. This will also help in promoting recycling and make economic provision of waste services more achievable.

Pollution: waste materials can be hazardous, create odours, noise and/or attract vermin. It is essential that any design and layout considers the potential impact of these facilities on neighbouring properties.

Safety: waste storage can create a fire hazard, lead to sharp materials being left on the ground or within the storage compound and in turn can have an impact on human health. Security must be addressed at the design stage to ensure any negative impact on human health is minimised.

Visual impact: wheelie bins, communal wheeled bins, recycling boxes and commercial waste bins all have an impact on the street scene and local landscape quality which can detract from the amenity of an area.

3 Guidance for Developers

The Council's waste management requirements for all new developments are outlined in the following sections. This includes requirements for:

- Residential Development
- Commercial, Industrial and Retail Developments.

It is important to note that these are general minimum standards for provision and they are liable to change with time as policy and technological developments require. These standards are based on good practice and we are keen to work with developers to see innovative methods of waste management (including on-site treatment where practicable) incorporated into new residential and other developments.

Pre-Application Advice

Developments which are classed as major development under the (Town and Country Planning) Hierarchy of Development Regulations (Scotland) 2009 are encouraged to contact The Highland Council's Pre-Application Advice Service for Major Development to receive tailored advice on waste management within their development, including the appropriate location and scale of recycling facilities, as well as other aspects of their proposal. Information on the service is available online at: <http://www.highland.gov.uk/planning>.

For developments which fall outwith this major development category, applicants are advised to contact the Council's Waste Management team prior to submitting any application for a discussion about waste management requirements including developer contributions where appropriate. Contact details can be found at the end of this Supplementary Guidance.

3.1 Residential Development

General

Level of Service - In urban areas, we operate a segregated kerbside collection service, which requires householders to deposit paper and cans for recycling into a 55 litre box, garden waste into a 240 litre bin and residual waste into a 240 litre bin. The recycle and garden waste are currently collected fortnightly and residual waste is collected weekly, however we are moving towards an alternate weekly collection of residual waste and dry recycles and a fortnightly collection of garden waste (at present in urban areas). It is intended that this will be fully operational across Highland by April 2012.

Rural properties are served by a weekly residual waste collection as above and a 4-weekly mixed recycle collection into a 240 litre bin.

Planned changes to services are likely to result in most households being served by a 3-bin service (at present 240l) in the future (one bin for recyclables, one bin for compostables and one bin for residual waste). Any new developments should make provision for these changed services.

There may need to be different solutions for flatted properties or properties with larger households.

Collection Point - Waste collection is offered to the householder at the kerbside. Developers should ensure sufficient space is incorporated within their development for the placement of waste containers at the kerbside on collection days, and that the route between the storage area and collection point is free from steps, kerbs or other obstructions. As a guide the collection vehicle should be able to approach within a distance of 10 metres or less.

Particular consideration should be given to this issue where communal bins (i.e. large bins which are used by more than one household) are proposed. In these instances, it is also likely that the collection point will be the storage area itself so this should be planned as close to the kerbside as possible. Please note, a design which requires one bin to be moved in order to reach another will not be acceptable. This is not to be confused with bin storage areas where each individual household has a bin. In these cases householders will be expected to present their bin at the kerbside. When considering which option is most appropriate, developers should discuss the matter with the Waste Management Team.

For new properties which will be served by a private road it should be noted that the collection point for waste and recycling containers will be at road-side by the adopted road. Collection vehicles will not access private roads or driveways. In these circumstances a road-end collection point should be designed to store the bins awaiting collection.

Waste and Recycling Containers - Developers are required to purchase a green 240 litre bin for residual waste for each residential dwelling. These can be purchased from the Council or other providers to BS EN 840-1:2004 standards. Recycling bins or boxes are provided free of charge by The Highland Council.

External Bin Storage Space Requirements:

For individual houses, including detached and semi detached properties

- All new housing developments should ensure that there is sufficient external storage space for three standard 240 litre wheeled bins per household. The minimum area required is 2m x 1m.
- The bin area should be hardstanding, with no steps between the storage area and the collection point (kerbside).

For Flats and Terraced Properties

Communal bins for these properties may be a preferred approach. This should only be considered where individual bins are not possible. In such instances:

- two 1100 litre galvanised bins should be provided per four (or five maximum) households (one for mixed recyclate and one for residual waste). Each bin has external dimensions of approx. 1m x 1.3m.
- An area sufficient to store two 1100 litre bins should be provided for each group of four (or five) households.

Bin Storage Areas

A communal bin storage area can be used for either individual bins or communal bins. The design of each bin storage area will be dependent on the layout and size of the development, however the design must reflect the style, scale and character of the development. The following aspects should also be taken into account:

- Adequate lighting – natural or artificial;
- Good natural ventilation;
- Smooth, easy to clean floor;
- Suitable drainage;
- Location; should be to the rear or side of the development (exceptions may be made for conversions or town centre redevelopment);
- If roofed, height of the bin storage area should allow bin lids to fully open;
- Ability to secure door in open position to allow easy movement of bins;
- Any possible future additions or extensions should be considered;
- Screening from public view.



Poorly thought out bin storage at flat development



Well designed individual bin storage for flat development



Integrated bin storage



Good example of communal bin storage area

Flexible Approach - In areas where expansive new development is proposed, such as the creation of new settlements, opportunities may arise for more communal waste management and collection facilities given that a large number of waste storage bins may not be the most appropriate or desirable solution. In these instances we would be happy to discuss greater flexibility in the type of receptacle to minimise visual impact and reduce the area required for the storage of waste bins and/or recycling points. This would however, have significant knock on effects on the current infrastructure and availability of types of collection vehicles. At this stage, such opportunities are therefore limited to developments which are of a sufficient scale to justify a dedicated vehicle to service its waste needs, such as significant new settlements. Developer contributions towards collection vehicles will also be required.

Road standards and Streetscape - Road design and layout standards must take account of the Council's access requirements of waste collection vehicles. These have been incorporated into the New Development Road Design Guidelines which developers should consult. The guidelines can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/roadguidelinesfornewdevelopments.htm>

Road layouts should be designed so that collection vehicles do not need to reverse on the public road. The minimum turning circle for a refuse vehicle in a residential area is 22metres.

Developers should note that waste collection vehicles will not access roads that do not meet the standard for adoption. For phased developments, where properties are to be occupied prior to the adoption of roads, it may be necessary to make temporary arrangements for the storage and collection of waste containers at the boundary of the development.

A homezone is a shared surface street that is designed to allow safe mixing of vehicle and pedestrian movements. It may be created as part of a new development or to improve a residential environment by redevelopment within an existing community. Homezones provide an excellent opportunity to incorporate improved bin storage and collection facilities into street design at an early stage.

Composting Bins

Composting is an option for treatment and recycling of garden and other organic waste at source or at communal facilities. Consideration should be given to the provision of composting facilities in developments. Further information is available on our website, at: <http://www.highland.gov.uk/yourenvironment/wastemanagement/wasteawareness/Home+Composting.htm>



Larger developments which include communal gardens and/or open space should also consider providing land within the site for community composting initiatives.

Developers should also consider whether kitchen biowaste disposal units are appropriate and should discuss this with Scottish Water at an early stage in the process.

Similarly developers are encouraged to consider the appropriateness of more innovative solutions including communal composting or anaerobic digestion

facilities and other small scale treatment technologies which are now beginning to emerge.

Centralised recycling facilities for major new housing developments/new settlements

As part of the Council's Waste Management Strategy, we are aiming to ensure that every community of 100 or more houses has a centralised recycling facility such as the one shown below. Major new housing developments that would either create 100 or more new houses or significantly expand an existing settlement offer the opportunity to establish recycling points in places where people will congregate. Where demand exists for such a facility, developers will be required to construct, provide and ensure access to these recycling points as part of their development proposals.

Recycling Points should:

- Be sized appropriately to the scale of the development - minimum size 12m x 5m;
- Contain three glass, one paper, one can and one textile recycling bank;
- Be in an accessible location within development, for example car parks, railway stations, schools, community centres or an other accessible location;
- Should be on a hard standing in a visible location;
- Accessible to all members of the public including the disabled and elderly. Developers are encouraged to consult with user groups or seek specialist advice regarding accessibility, especially where doubts or concerns exist;
- Accessible for a collection vehicle (articulated lorry);
- Possess all the necessary noise and visual ameliorating techniques required by the receiving community so that the facility is acceptable for the long term.



3.2 Commercial, Industrial and Retail Developments

Commercial, industrial and retail sites vary greatly, dependent on business type and size. Bin provision and storage requirements will need to reflect the collection frequency and specific requirements of the businesses and selected contractors.

Waste Storage Facilities - All businesses are required to have adequate separation and storage facilities for waste with a contingency capacity for a minimum of two extra days of waste storage. The storage area must meet health and safety requirements for access, lighting and ventilation and also be secure to prevent vandalism and fly tipping. It is also recommended that any storage is developed in consultation with the proposed service provider.

The minimum acceptable capacities for waste storage facilities for commercial, industrial and retail developments are:

Office Use	2500 litres per 1000 sq.m. Gross Floor Area
Retail	5000 litres per 1000 sq.m. Gross Floor Area
Food (serving)	500 litres per 20 dining spaces or 600 litres per 100 meals served
Hotels	35 Litres per room/day or 1500 per 20 dining spaces

Recycling Facilities - Commercial premises will also be expected to recycle, therefore multiple bins/storage containers are likely to be required. An area of hard standing should be provided with dropped kerbs as necessary to permit safe handling to and from collection and storage points.

Retail developments over 1500 square metres will be required to provide recycling facilities for public use as part of any development. These should include:

- Glass banks
- Can banks
- Paper banks
- Textile banks

Mixed Developments - If a development contains a mix of uses separate storage facilities and collection arrangements must be made. Commercial waste must not be mixed with household waste.

Recycling Centres - Where developments are of such a scale that essentially a new community is planned the Council will expect the developer to provide it with a recycling centre, subject to the Council being in a position to fund the revenue consequences of such a facility. The size and design details of the centre should be discussed with the Waste Management Team prior to the finalisation of plans for the development.

4 Developer Contributions for recycling facilities

Recycling points for major developments will normally be required to be delivered on site at the developers expense. In exceptional circumstances it may be more appropriate for the Council to consider a developer contribution, for example where it can be clearly demonstrated that it is not feasible to provide a recycling point on-site, where a recycling point exists close by and requires upgrading or where the existing recycling facilities are at or near capacity.

Indicative costs for the provision of these facilities or off-site contributions will be made available at the pre-application advice stage.

Planning conditions will be used to secure the provision of on-site recycling facilities. Where the facility is to be provided off-site it may be appropriate to enter a Section 75 Agreement. Heads of Terms for Section 75 agreements should be agreed at the earliest possible stage to avoid delay in the planning process.

Contacts

For additional information on this guidance please contact:

Development Plans Manager:
01463 702506

Or for specific advice on Waste Management Issues please contact:

Waste Management Team:
Tel: 01349 868 439
E-mail: recycle@highland.gov.uk



Getting Involved

If you would like more information or to get involved in the production of future plans please contact us in one of the following ways:

Telephone

(01463) 702259

Post

Director of Planning and Development, The Highland Council, Glenurquhart Road, Inverness IV3 5NX

Email

devplans@highland.gov.uk

Fax

(01463) 702298

For the most up to date news on the work of the Development Plans Team (and more) please follow our twitter account, 'Like' our Facebook page and check out our blog:

Twitter

www.twitter.com/highlanddevplan

Facebook

www.facebook.com/highlandLDPs

Blog

hwldp.blogspot.co.uk

Feedback

If you have any experience of Development Planning that you would like to comment on please complete a customer satisfaction survey:

<http://www.surveymonkey.com/s/X89YVTY>

