

Midlothian Local Plan: Supplementary Planning Guidance (SPG)

Managing Waste in New Developments

Adopted by Midlothian Council Cabinet on 2nd November 2010

INTRODUCTION

This Supplementary Planning Guidance (SPG) elaborates Midlothian Local Plan policy WAST4 (Waste Minimisation), setting out advice for waste storage at housing and other built development sites. Support for this approach is provided by the Scottish Government's Scottish Planning Policy (SPP). The SPP states that residential, commercial and industrial properties should be designed to provide for waste separation and collection, and that waste management should be incorporated into masterplans or development briefs guiding the development of major sites. The Scottish Government published its Zero Waste Plan in June 2010. The Zero Waste Plan (ZWP) emphasises the importance of separating different materials, to simplify the process of getting further use out of them. The ZWP states that the planning system has an important role to play through its influence on the location, layout and design of **all** new developments, not just waste management facilities.

Provision for waste storage should be considered at the start of the design process to ensure that the most convenient locations are adopted and to avoid the risk that sites cannot physically accommodate the requisite facilities. This process can be assisted by liaison between the developers and planning, building standards, roads and waste collection officers. The SPG offers guidance on small scale provision at the level of the individual household and on the recycling points which might be provided in large new developments.

The elements to be considered are (i) the storage area, (ii) the collection area and (iii) movement between storage and collection area and the collection vehicle. In some cases the place where waste is stored may also be the place from which it is collected.

The guidance has tried to anticipate future demands, including the possibility of introducing additional bins for other waste types. It should be noted that the ZWP refers to an intention to introduce a requirement to collect food waste separately and also materials such as paper/card, metals, plastics, and textiles & glass. Some of these waste streams are already handled separately in Midlothian. The Council may develop further large waste recycling centres to handle the full range of recycling requirements that may be needed by householders, similar to those at Newtongrange (Stobhill) and Penicuik (Bellman's Road) but these are beyond the scope of this SPG. Large scale facilities to deal with the residual waste which is not re-used or recycled, such as an Energy from Waste plant, are not in the scope of this SPG.

The planning system should not attempt to duplicate matters considered by other regulatory processes. In this regard applicants for planning permission should be aware of the Scottish Building Standards and the Environmental Protection Act 1990. Section 3.25 of the Scottish Building Standards (Domestic) Technical Handbook provides guidance on achieving the standards set out in the Scottish Building Regulations, for solid waste storage at dwellings. Relevant sections of the proposed building standards are set out as an appendix to this Guidance (although statutory Building Standards regulations are subject to change from time to time, and potential developers are advised

to check the standards directly). There are no relevant building standards applicable to non-domestic buildings relating to solid waste storage.

The Environmental Protection Act 1990 sets out duties and powers with respect to solid waste collection. Waste collection authorities (in this case Midlothian Council) have a duty to arrange for the collection of household waste in their area, (with some exceptions specified in the Act), and to collect commercial waste where requested by the occupier of the premises. The waste collection authority may require the occupier to place waste in receptacles of a kind and number specified, and at a designated collection point.

Residential Development. Households in Midlothian are issued with two recycling boxes, which handle paper, card, steel/aluminium cans, glass bottles and plastic bottles. A wheeled bin is provided to homes with gardens for garden waste. Households are provided with a wheeled bin to accommodate the remaining waste.

Storage Areas. The Scottish building regulations contains standard (3.25) for solid waste storage (applicable to dwellings only). Guidance on meeting the regulations, from the Scottish Building Standards (Domestic) Technical Handbook, is reproduced in the appendix (reference 3.25.1 and 3.25.2). SPG advice. Developers are encouraged to provide an external storage area of approximately 2m x 1m per dwellinghouse (although less space may be permissible at flats and terraced properties if communal areas are employed). This area is sufficient to accommodate 3 x 240 litre wheeled bins, and so would allow for further recycling modules to be added if required. It would be acceptable to use garden ground or other ground within the curtilage of the property for this purpose.

Developers are encouraged to have regard to the internal stowage and sorting requirements of householders when formulating their house layouts.

Collection Arrangements. The householder is responsible for moving bins from the storage area to the collection point, which in most cases will be the kerbside. It will normally be acceptable to utilise the 2m footway width (which is a requirement of Midlothian's roads standards) for the collection of bins, although depending on the significance of the road for pedestrians and vehicle traffic, dedicated collection points may be required in some cases. In the case of higher density developments or development giving rise to commercial waste, collection arrangements which maintain the 2.0m footway width for the exclusive use of pedestrians are likely to be required. The responsibility of maintaining any such collection areas would fall upon the householder or the responsible person for a group of dwellings, such as a factor. Where development includes common areas or facilities, it is the practice of the Planning Authority to set conditions to ensure that an obligation to maintain facilities forms part of the deed of conditions for property owners. Such conditions would be used to secure the future upkeep of any common areas dedicated to waste management. The route between the collection point and the storage point should be accessible, by avoiding steps, kerbs or other obstructions as far as possible. The movement of waste from source to collection point, including via any intermediate storage point should be of convenient distance to the householder. It is not proposed to quantify this further, but the British Standards Institute BS 5906: 2005 Waste Management in Buildings provides guidance on best practice: it advises that householders should not be required to carry waste more than 30 metres, and that the distance over which containers are moved by waste collection personnel should not normally exceed

15 metres in the case of two wheeled containers. These are not however mandatory and the Council will look for practical and achievable solutions, reflecting other design considerations and the characteristics of the site. It is anticipated that all adopted roads should have the capacity to accommodate waste collection vehicles in respect of space for manoeuvre and weight (potentially up to 32 tonnes gross laden weight).

It should be noted that the Scottish Government has brought out new guidance 'Designing Streets' which may require a re-assessment of Midlothian roads standards, and new development shall have to comply with changing standards over time. The thrust of the new guidance is to encourage greater variety and to promote aesthetic and environmental character considerations in addition to the normal considerations of safety and efficiency.

The relevant Building Standards guidance is set out in the appendix, section 3.25.3.

Flatted Buildings and Terraced Properties. The suggested general household storage allowance of 2m x 1m per dwelling is requisite where individual bins are used, although these are likely to be grouped in a communal storage area to make efficient use of space. Use of communal bins can reduce waste volume requirements further. Maintenance of such areas would be the responsibility of the householder, either individually or through a factor or other management arrangement. Storage areas should be a convenient distance from the external door of the properties they serve, and should minimise the distance that the householder has to move waste from storage to collection point. Usually storage areas for flats or terraced properties will be to the side or rear of the properties they serve although where rear access is problematic well designed bin stores to the front of the property may be acceptable. Where waste collection vehicles/operatives can gain convenient access, the storage area may also be the collection point. It is recommended in BS 5906: 2005 Waste Management in Buildings that the distance over which containers are moved by waste collection personnel should not normally exceed 15 metres in the case of two wheeled containers or 10 metres for four wheeled containers. Flatted, mews or terraced developments present particular challenges, and the Council will look for practical and achievable solutions, reflecting other design considerations and the characteristics of the site. Where the storage and collection point are separate, it is recommended that a step free route from the store to the collection point is provided. Where the collection point is at the kerbside, there should be sufficient space to ensure that a 2.0m footway is maintained when bins are presented for collection.

There are building control guidelines pertaining to enclosed storage areas, these are set out in the appendix (3.25.2).

Rural Properties. Council waste collection vehicles will not enter private driveways. Provision should be made for a collection point on the nearest adopted public road. Collection points should be designed principally with regard to road safety, and also to reduce visual intrusion.

Communal Facilities. Although residents now have access to recycling facilities from their own home, communal recycling points are useful to cater for more specialised waste streams which it would not be practicable to locate at each individual residence, and to allow for instances where waste is generated in quantities which cannot be accommodated at the kerbside collection. The Council offers Waste Recycling Centres at Penicuik (Bellman's Road) and Newtongrange (Stobhill). An additional centre may be located in the Shawfair area linked to the development of the new

settlement. Smaller community recycling points exist at many locations throughout Midlothian, including most supermarkets. These offer facilities for a number of important recyclables. Although much less comprehensive than the service on offer at the Waste Recycling Centres such centres increase access to recycling, and can help to raise the recycling rate. The formation of additional community recycling points is supported provided arrangements can be put in place to avoid the burden of maintenance falling upon the Council, and provided their operation is not detrimental to neighbouring uses.

Development of a new settlement or community offers the opportunity to establish a community recycling point. These would usually be located at a focal point in the development, most commonly at a shopping area, although the suitability of such a facility would have to be considered in terms of its impact on the surrounding area, particularly residential properties. The design and scope of such areas can best be considered at the planning brief or masterplan stage, and the scope of any such facilities should be developed in consultation with Midlothian Council, including arrangements for the developer or operator to maintain it. The impact of such facilities on surrounding uses will be of paramount importance. Depending on the location of the facility it may not be acceptable to allow for the deposit of glass, where the amenity of neighbouring uses would be affected. A hard surfaced storage area will be needed, and consideration will have to be given to the appearance of the site and appropriate landscaping.

In all cases the design of any such recycling point should be governed by the need to preserve residential amenity, in particular within urban areas. Developers are referred to Midlothian Local Plan policy RP20 (Protection of the Built-up Area) which states that: *Development will not be permitted within existing and future built-up areas, and in particular within residential areas, where it is likely to detract materially from the existing character or amenity of the area.*

Types of development other than housing. As with residential properties, the method of waste collection at commercial facilities should be organised to encourage the recycling of waste, regardless of whether it is collected by Midlothian Council. Commercial organisations may not choose to employ Midlothian Council to uplift their waste, but the principles that apply to residential development are also relevant for commercial development, viz. sufficient space to allow for separation of waste, convenient access from the building to the storage area, and from the storage area to the collection point. The amount of space required will vary according to the size and nature of the business.

Note that the building standards relating to solid waste storage only apply to dwellings.

Appendix. Relevant extracts from the building standards technical handbook for domestic buildings are set out below. These are issued for the purpose of providing practical guidance with respect to complying with the building regulations. A revised technical handbook is to be implemented from October 2010, but the provisions pertaining to waste are unchanged. It is expected that these shall be reviewed from time to time and potential developers are advised to check the guidelines and standards directly.'

3.25.1 Solid waste storage point

Every dwelling should be provided with a solid, washable hard-standing large enough to accommodate a waste container (or containers) such as a wheeled bin or some other container as

specified by the waste collection authority. The hard-standing and access to the contents of the container should be readily accessible to allow removal.

3.25.2 Enclosed storage

Where enclosures, compounds or storage rooms are provided they should allow space for filling and emptying and provide a clear space of at least 150mm between and around the containers. Communal enclosures with a roof that are also accessible to people should be at least 2 m high while individual enclosures of wheeled bins only need to be high enough to allow the lid to open.

3.25.3 Solid waste collection point

The hard-standing may be a collection point designated by the waste collection authority where the container can be removed or emptied. If the hard-standing is not the collection point then there should be an accessible route along which the container can be transported to the collection point. Over a short distance in an urban area it would be reasonable to use the access to the dwelling. Over longer distances in the country, the container could be dropped off at the collection point using a vehicle as is normal for farms.

3.25.4 Provision for washing down

Where communal solid waste storage is located within a building, such as where a refuse chute is utilised, the storage area should have provision for washing down and draining the floor into a wastewater drainage system. Gullies should incorporate a trap that maintains a seal even during periods of disuse. Walls and floors should be of an impervious surface that can be washed down easily and hygienically. The enclosures should be permanently ventilated at the top and bottom of the wall.

3.25.5 Security against vermin

Any enclosure for the storage of waste should be so designed as to prevent access by vermin unless the waste is to be stored in secure containers with close fitting lids, such as wheeled bins. The enclosure should not permit a sphere of 15 mm diameter to pass through at any point.