



# Supplementary Development Advice Note

## Managing Waste in Housing and Commercial Developments

### New Commercial Developments

Obviously businesses vary widely in activity and scale, but commercial concerns will be expected to recycle waste and so multiple storage containers are likely to be required. The minimum size of storage area to be provided must hold three 1280 litre bins. As with residential properties, areas of hard standing at storage and collection points are required, and dropped kerbs along routes where waste will be moved in wheeled containers. Where premises are accessible to the public, safe pedestrian movement must be ensured, even where collection points utilise the public footway.

### Centralised facilities for new settlements

Development of a new settlement or large neighbourhood offers the opportunity to establish centralised sites (mini recycling centres) in places where people will congregate, such as car parks, rail stations, schools, community centres, etc. A hardstanding storage area will be needed and screening may be required. Public litter bins using a bin design that has separate compartments for recyclables can also be provided at public/community spaces. The Council's Waste Manager should be involved in the planning of such developments in order to advise on appropriate locations and scales of provision.

### Composting

Composting is an option for treatment and recycling of garden and other organic waste at source or at communal facilities. Home-composting areas should be designed into all new housing developments. However, these must be carefully designed as part of the garden and not merely placed in a convenient area, which may be inappropriate.

A 2m x 1m area should be provided with a suitable sized composter and adequate drainage considered. Householders should have easy access to the composting area from the kitchen or utility room. The Council's Waste Manager can provide advice.

Community compost sites where the community has responsibility for maintenance and for conveying waste to the site are encouraged. However, proposals for such sites must identify a clear source of year on year funding and a suitable community body to take responsibility for long term maintenance.



### Contacts

- Buildings Research Establishment (Scotland)** – 01355 576 200
- SEPA** – Area Waste Co-ordinator - 01786 452 595
- SEPA** – Environmental Regulation & Improvement Team - 01786 452 595
- SEPA WEBSITE** – [www.sepa.org.uk](http://www.sepa.org.uk)
- WRAP** – 0808 100 2040



  
**Clackmannanshire Council**  
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 call 01259 452 614 (planning)  
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**Falkirk Council**  
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This Advice Note provides guidance on the incorporation of waste management facilities into new developments in the Clackmannanshire, Falkirk and Stirling Council areas covered by the Forth Valley Area Waste Plan. It also suggests when and how to take recycling and waste management into account during the planning and construction process.





## Introduction

The difficulty, expense and environmental consequences of disposing of waste mean that the emphasis has now to be upon waste minimisation and recycling. This has implications for the design, layout and construction (as well as the operation) of new buildings.



## Aim

To assist the delivery of the Forth Valley Area Waste Plan by encouraging new housing and commercial developments to:

1. Include appropriate and well designed provision for waste storage, recycling and collection in new developments.
2. Enable maximum waste reduction and material separation at source.

Developers are advised to:

1. Address waste storage and collection requirements for the completed development and make allowance for the collection of source separated wastes and, where appropriate, on-site composting facilities.
2. For large developments, devise a Waste Management Plan – see next page.
3. For smaller developments, produce a statement of intent to minimise the creation of waste during construction and ensure minimal adverse environmental impact from any waste that has to be removed from the site. This should be included in your planning application.
4. Separate waste materials for reuse, recycling or disposal to ensure the waste is handled in the most sustainable manner possible.
5. Where practical and when fit for purpose, use construction materials that are either recycled or from secondary material markets.

## Waste Storage

Implementation of the Area Waste Plan relies on kerbside collection with increasing responsibilities on householders to separate their waste. This will require space for multiple waste storage bins and containers at each property.

The availability of adequate secure storage at source is therefore important. As indicated below, requirements will vary across property types, but it is essential that in all cases, developments satisfy the Building Standards (Part R: The Storage of Waste).

### General Household Waste Storage Requirements

- **Capacity** – The minimum size of waste storage area required per household is approximately 2m x 1m. This space should be sufficient to accommodate the equivalent of 3 x 240 litre wheeled bins. In new build dwellings the developer should provide space inside the property to store (55-60L) recyclables boxes. These should be convenient to the kitchen or utility room to encourage the householder to recycle at source and help maximise waste reduction.
- **External storage spaces** – Must be hard floored and, if covered, of sufficient height to permit opening of bin lids. The collection point, at the property boundary, should also be a hardstanding. It may be part of the public footway/pavement provided that this is of at least the standard width of 1.8 metres. The householder is responsible for moving bins/recycling boxes from the storage space to the collection point, and for safety reasons there should be no steps, kerbs or other obstructions along the route.

- **Kerbing** - Dropped kerbs are essential when planning waste management infrastructure for new developments. This enables the bins to be presented for collection and collected safely. It is advised, however, at the design stage to check with the relevant Council's Waste Manager as to what type of vehicle is likely to be used for collections and whether there are any specific access requirements that may need to be accommodated.
- **Rural properties** – Collection vehicles will not enter private driveways to collect domestic waste. In rural areas dwellings may be some distance from the public road and provision should be made for a properly designed collection point at the roadside. The occupier will need to transport their bins to this point. In these circumstances a road-end collection point could be designed to store the bins awaiting collection.

## Developer Waste Management Plan

Developers are advised to submit this with the planning application, and it should include information on the following:

- Wastes to be produced and how they will be recycled/reclaimed
- Steps taken to minimise waste and maximise the use of recycled materials
- Procedures for the management of waste on site and waste leaving the site
- Relevant information about waste carrier(s), waste transfer and sites that receive the waste

For some activities on site Scottish Environment Protection Agency (SEPA) consent will be required. Advice on this can be obtained directly from the SEPA website.

*N.B. Developers and waste producers should be aware that there is a legal duty of care on waste producers only to dispose of waste to authorised persons. This duty also extends to developers at the construction stage and the Waste Authority may require evidential proof of Duty of Care Waste Transfer Notes to demonstrate compliance with environmental protection controls.*

### Use of Recycled Materials

It is recommended that builders and developers use locally sourced recycled or reused materials where possible. For example, paths and driveways can be made from recycled aggregate. Recycled bricks or stone could add character to a building. This approach can minimise the 'ecological footprint' of the construction, support the local economy, and encourage sustainable development.

The Council, the Waste & Resources Action Programme (WRAP) or the Buildings Research Establishment (BRE) can advise on local sources of recyclable materials.



## Other requirements

### Flatted Buildings and Terraced Properties

- Bins are generally stored to the rear or at the side of a property. If the development consists of flatted apartments or terraced houses, each dwelling will still need its own refuse and recycling bins. Access must be carefully planned to enable the distances from storage to collection points to be kept to a reasonable minimum, so that responsible waste management by residents is encouraged. Use of access pends and rear service routes may be appropriate. The Council's Waste Manager will advise on preferred collection points.
- Externally, communal bin stores will normally be provided. These may be open compounds but will preferably be roofed – again with appropriate clearance for hinged bin lids. Linked individual stores, lockable by the householder, may further encourage responsible waste storage and separation.

### Homezones

- 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. It will be an excellent opportunity to incorporate improved bin storage and collection facilities into the total street design. Consultation with the Council's Waste Manager and Urban Designer at an early stage in the design process would be advised.

