

Scottish Borders Local Development Plan

Draft Supplementary Guidance

Waste Management

June 2015



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1. INTRODUCTION

1.1 The Scottish Government's Zero Waste Plan (ZWP) for Scotland sets out the Government's vision for a zero waste society where all types of waste are dealt with, regardless of their type and source, and contains a range of targets. It lays out proposals to introduce a regulatory framework to help drive changes required to meet these targets. These are summarised in Table 1.

Table 1 - Zero Waste Plan Targets

Target/Cap	Year	Derivation
The preparing for re-use and the recycling of 50% by weight of waste materials such as paper, metal, plastic and glass from household waste and similar	2020	EU Waste Framework Directive
60% recycling/composting and preparing for re-use of waste from households	2020	Scottish Government Target
No more than 1.26 million tonnes of biodegradable municipal waste to be sent to landfill	2020	EU Landfill Directive
70% recycling and preparing for re-use of construction and demolition waste	2020	EU Waste Framework Directive
No more than 5% of all waste to go to landfill	2025	Scottish Government Target
70% of recycling/composting and preparing for re-use of all waste by 2025	2025	Scottish Government Target

1.2 To help meet these targets it is essential for SBC and its partners to engage with developers as early as possible in the planning application process to encourage the reduction, reuse and recycling of as much waste as possible. Achieving zero waste will make a positive contribution to climate change and renewable energy targets as more waste is prevented, less waste is sent to landfill, and more resources are reused, recycled and recovered.

1.3 When adopted this Supplementary Guidance (SG) will be a material consideration in the determination of planning applications where waste management is required.

1.4 The Council approved an [Integrated Waste Management Strategy](#) (IWMS) in December 2013 proposing a number of changes to waste management services. The IWMS provides clear strategic direction for waste management in the Borders through to 2025 however it will be subject to an upcoming review. It will be used to inform decision-making and assist in delivering a waste service that is 'fit for purpose' and both financially and environmentally sustainable in the long term. The IWMS will allow the Council to achieve the requirements of the European Union Directive, ZWP and the Waste (Scotland) Regulations 2012.

2. PURPOSE OF GUIDANCE

- 2.1 The aim of this SG is to support the effective implementation of SBC's Proposed Local Development Plan Policies PMD1–Sustainability, PMD2-Quality Standards and IS10-Waste Management Facilities. It is primarily intended for use by developers, consultants and applicants seeking advice on the incorporation of waste management facilities into new developments.
- 2.2 The guidance will apply to all new developments where additional residential and commercial waste management is required. It sets out the requirements that must be taken into consideration at the planning application stage for waste management in all new development. This guidance forms part of a suite of policies and SG which must be taken into consideration during the planning application process, and in particular, must be read in conjunction with other Local Plan Policies and guidance that encourage good placemaking and design.
- 2.3 The requirement for waste management in new developments cannot be applied in every case and site specific negotiation at the development management stage may be required. This will ensure that any new development is appropriate to its context and waste management requirements are accounted for as early as possible in the development process.

3. POLICY CONTEXT

National Policy

3.1 Scottish Planning Policy 2014

- 3.1.1 [Scottish Planning Policy](#) (SPP) seeks to promote Scotland's zero waste policy and sees planning as playing a vital role in supporting the provision of waste management facilities and infrastructure, recognising waste as a resource and an opportunity, rather than a burden.
- 3.1.2 SPP encourages Planning Authorities to take into account the aims of the ZWP and the waste hierarchy through development plans and development management. It sets out the key policy principles that the planning system should follow in order to meet zero waste targets and help deliver infrastructure at appropriate locations, prioritising developments in line with the waste hierarchy (see section 4.0).

Regional Policy

3.2 SESPlan Policy 14—Waste Management and Disposal

- 3.2.1 The Strategic Development Plan (SDP), produced by the South East Scotland Development Planning Authority (SESplan), covers Edinburgh and the South East of Scotland. This provides high level strategic guidance. Across the SESplan area, there are a number of recovery and recycling facilities, including Easter Langlee in Galashiels, which contribute towards Scotland's ZWP.
- 3.2.2 The [Strategic Development Plan](#) (June 2013) identifies Easter Langlee as one of four strategic sites throughout the SESplan area for safeguarding as a waste treatment facility and encourages Local Development Plans to ensure that the function of these operational waste sites is not compromised.

3. POLICY CONTEXT

Local Policy—Scottish Borders Council Proposed Local Development Plan

3.3 Policy PMD1 - Sustainability

- 3.3.1 In determining planning applications and preparing development briefs, the Council will have regard to a number of sustainability principles which underpin all the Plan's policies.
- 3.3.2 The Local Development Plan is founded on the premise of supporting and encouraging sustainable development in accordance with the Council's Environmental Strategy and the need for action on climate change. Developers will be expected to incorporate these sustainability principles into their developments.

3.4 Policy PMD2 – Quality Standards

- 3.4.1 The aim of this policy is to ensure that all new development, not just housing, is of a high quality and respects the environment in which it is contained.
- 3.4.2 In terms of this SG, Part (e) of the policy is particularly relevant, requiring developers to provide for appropriate internal and external provision for waste storage, separate provision for waste and recycling, and depending on location, separate provision for composting facilities.

3.5 Policy IS10 – Waste Management Facilities

- 3.5.1 The Council will support the provision of waste facilities set out within a hierarchy contained within this policy. Proposals that would prejudice the operation of these waste facilities will not normally be supported.

3.5.2 Applications for waste facilities that deliver the Council's Waste Plan will be approved, provided that any impacts on local communities and the environment have been properly addressed and are within acceptable limits as demonstrated by appropriate supporting information, taking cognisance of a range of identified matters.

3.5.3 Policy IS10 has been developed in association with Scotland's ZWP and the Government's vision for a zero waste society.

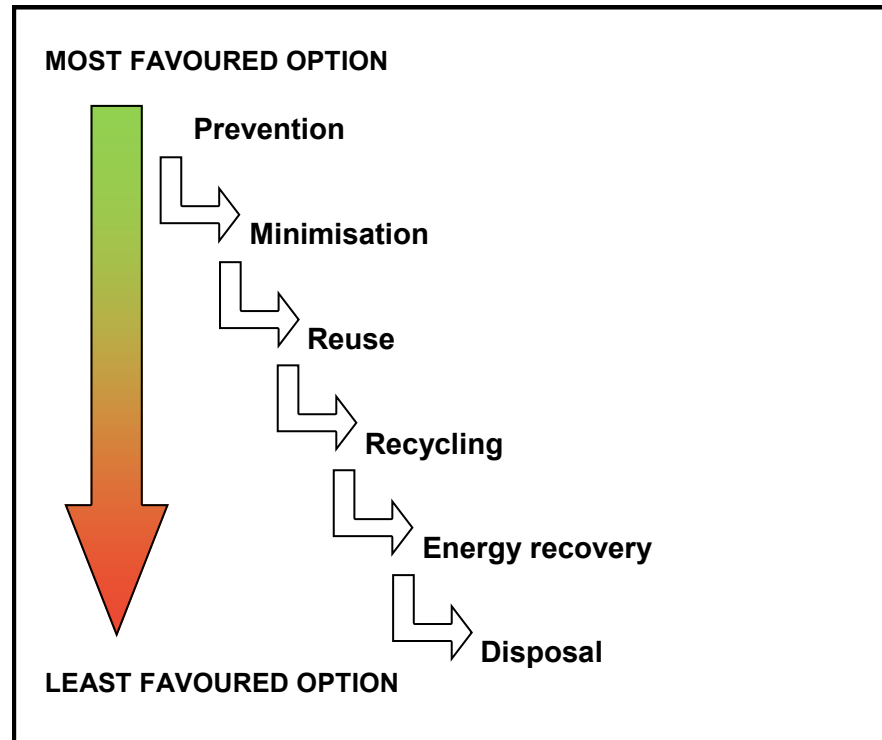
3.5.4 The IWMS envisages the main site for waste treatment in the Borders to be Easter Langlee Landfill Site near Galashiels, which will be safeguarded for this purpose. Other waste facilities include waste transfer stations and recycling facilities at various locations throughout the Borders. These sites have been placed in a hierarchy which breaks down the strategic significance of the Council's waste facilities for sustainable waste management. Easter Langlee Landfill Site heads this hierarchy and is given high strategic significance.

4. THE WASTE HIERARCHY

4.1 The waste hierarchy (see Figure 1) is a model used to rank waste management options in order of sustainability or environmental benefit. It identifies the prevention of waste as the highest priority with the disposal of waste as the least desirable option. The hierarchy is central to the Scottish Government's ZWP, recognising waste as a resource, and influencing our approach to managing waste in new developments.

4.2 The most important aspect of the waste hierarchy is the reduction in the amount of waste that we produce. If we can do this in the first instance then waste becomes less of an issue as we move through the hierarchy. SBC has made significant progress in recent years to reduce the reliance on landfill however this must continue and further measures must be put into place to continue this trend. These measures include kerbside collections for general household waste and recycling to the majority of households in the Borders as well as a network of recycling centres and recycling points in the main settlements.

Figure 1 - Waste Hierarchy



4.3 The ZWP highlights that energy from waste has an important role to play within the waste hierarchy and that it could contribute to 31% of Scotland's renewable heat target and 4.3% of Scotland's renewable electricity target.

5. PRE-APPLICATION ADVICE

Pre-Application Advice

- 5.1 Provision for waste storage and collection should be considered **as early as possible in the design process**. Developers and applicants are advised to contact the Council's Development Management team for pre-application discussions about waste management requirements within development layouts prior to submitting any application. This process will be assisted by liaison between the relevant Development Management case officer, Building Standards, Roads and Waste Services officers. Contact details for SBC can be found in Appendix 1.
- 5.2 Developers should be aware that provision for waste management and recycling should be clearly detailed in planning applications for new developments where waste generation is involved. Planning conditions may be attached to any grant of planning consent requiring further details of waste and/or recycling storage and/or collection to be submitted for the approval of the Planning Authority.

- 5.3 **Where appropriate, the following sections identify key considerations developers and applicants should address at particular stages of the development process in respect of residential developments, entitled KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS. Taking cognisance of the points should help prevent the need to redesign schemes at later stages. Each section gives general guidance followed by specific reference to Development Management considerations and then other considerations, where appropriate.**

6. RESIDENTIAL DEVELOPMENTS

6.1 Currently, SBC operates a segregated kerbside household waste collection service comprising of:

- General waste – wheeled bin collection
- Recycling – wheeled bin collection
- Food waste – caddy or communal bin collection (to be provided in Hawick, Jedburgh, Selkirk, Peebles and Galashiels (including Tweedbank) on a phased basis, commenced Spring 2015).

6.2 Collections currently operate on a fortnightly basis with general waste and recyclables being collected on alternate weeks. Food waste is collected weekly. Individual kerbside properties are provided with three individual bins/caddies, whereas flatted properties are provided with a combination of communal and individual bins depending on location and requirements. Rural properties are serviced by the same fortnightly collection.

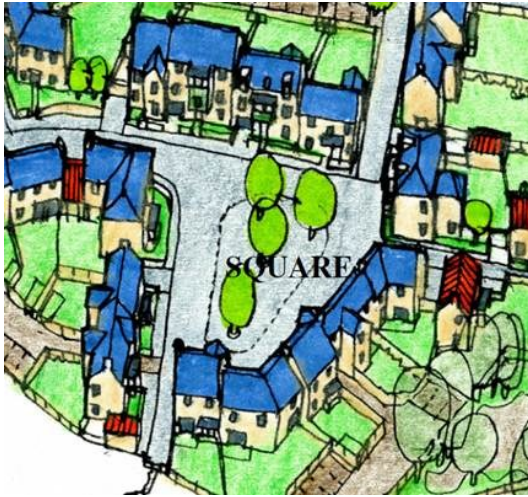
KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

6.3 SBC, through Development Plan policy and Supplementary Planning Guidance (SPG), highlights the importance of well designed places in the Borders that reflect national policy. At national level there is an increasing awareness of the importance of successful placemaking and design to the social and economic wellbeing of our communities and the environment at large. Proposals for new residential developments in the Borders provide an excellent opportunity to incorporate improved bin storage and collection into street design at an early stage in the planning process.

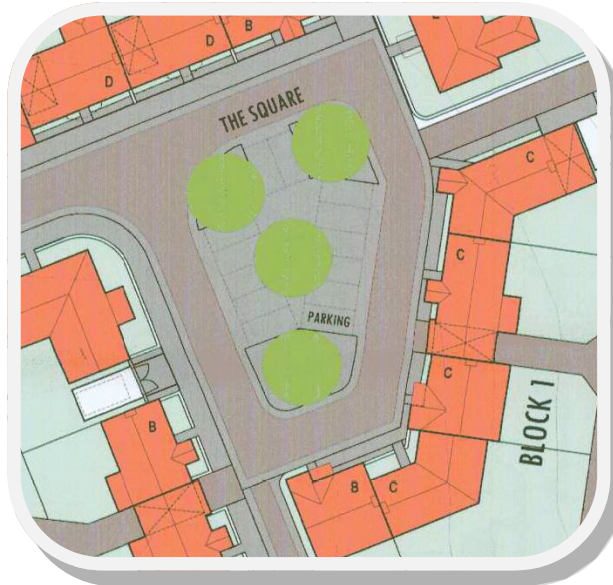
6.4 When designing residential layouts, developers must take account of the Council's requirements for refuse and recycling collection vehicles where appropriate. Layouts should be conducive to refuse vehicles in terms of road widths and junction geometry and where vehicular access pends/archways are proposed, consideration should be made for the Council's waste and recycling collection vehicles. These standards must not compromise the aforesaid importance of creating attractive places and would also be applied to redevelopment sites, where appropriate. The images overleaf illustrate an attractive square, with a sense of place, which meets the requirements for bin collection vehicles.

6.5 Collection vehicles should be able to navigate around the development in a forward gear only where possible, minimising the need for reversing manoeuvres. Turning facilities should be large enough to accommodate the refuse collection vehicles where it is not possible to provide the collection service in a continuous circular route. The size of bin collection vehicles can be obtained from Waste Services. Developments should offer good levels of connectivity between new and existing residential areas as promoted by Scottish Planning Policy Designing Streets as well as the Council's SPG on Placemaking and Design.

6. RESIDENTIAL DEVELOPMENTS



These images illustrate an attractive residential square, with a sense of place, which meets the requirements of the bin collection vehicles.



- 6.6 SBC currently operates a fleet of different types and sizes of collection vehicles but developments should be designed in such a way that all junctions and bends in the road cater for the largest vehicles anticipated. Measures should be taken by the developer in consultation with SBC Roads Planning Service to prevent parking which interferes with the collection of bins at designated collection points.
- 6.7 It should be noted that SBC waste and recycling vehicles will not travel on roads that do not meet the standards for adoption by the Local Authority. Consideration must therefore be given as to how dwellings in phased developments are occupied prior to adoption and how these dwellings are serviced in terms of refuse and recycling collection. This may require temporary turning areas and temporary communal collection areas to be formed. This should be agreed in consultation with Roads Planning and Waste Services officers.

OTHER CONSIDERATIONS

- 6.8 Developers should also be aware of specific advice, guidance and requirements of the Council's Roads Planning Service, Environmental Health and Waste Services when preparing development proposals. Developers are advised to contact relevant Council staff through pre-application discussions.

7. KERBSIDE COLLECTIONS

- 7.1 As with most Scottish Local Authorities, waste collection in the Scottish Borders is offered to the householder at the kerbside. This places the onus on the householder to engage fully in the segregation and recycling processes to ensure that the collections operate as they are intended. Householders are responsible for moving the wheeled bins from the storage area to the collection point, which in most cases will be the kerbside, however, a dedicated area of hard standing may be formed as appropriate for communal collection.
- 7.2 In existing situations where bins are being left on the pavement/street, which can be unsightly and can cause obstruction, contact should be made with SBC Waste Services in order that appropriate action can be taken to address the situation.
- 7.3 Residents who have difficulty in presenting their waste for collection, for example the elderly or disabled, should contact SBC Waste Services who will visit householders in order to undertake an assessment and make possible alternative collection methods.

KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 7.4 For detached, semi-detached and terraced properties, wheeled bins should be located on an area of hard standing within the curtilage of the dwellinghouse with access to the collection point. Distances between storage areas and collection points should be kept to an absolute minimum and be convenient for both the user and the collection employee without presenting a risk to health and safety. This includes dropped kerbs where necessary so that wheeled bins can be presented for collection and collected safely. It is essential that developers make adequate provision within their development for waste segregation, storage and collection, and that the route between the storage area and collection point is free from steps and other obstructions.

OTHER CONSIDERATIONS

- 7.5 The Council's Waste Services Team are responsible for designating the waste collection points therefore developers are advised to contact Waste Services for advice prior to submitting their application for planning consent. This can be discussed during pre-application meetings.

8. COMMUNAL BIN STORAGE AND FLATTED DEVELOPMENTS

- 8.1 It is normal practice for residents of flats to store their waste externally either in individual or communal bins which are then transferred to the agreed collection point.

KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 8.2 For all flatted properties developers shall provide bin storage areas sufficient enough to accommodate the number and size of wheeled bins required. This may vary depending on the number of flats in the development and the collection service provided by the Council.
- 8.3 Adequate provision should be made for communal waste storage areas in close proximity to the property and with easy access for refuse vehicles and operatives. As with kerbside collections, communal waste storage areas should include dropped kerbs where necessary so that wheeled bins can be presented for collection and collected safely.
- 8.4 The design of each bin storage area must be in keeping with the style, scale and character of the development. Innovative design and alternative sustainable materials will be considered and developers are encouraged to consult SBC SPG on Placemaking and Design.

OTHER CONSIDERATIONS

- 8.5 Developers should be aware that requirements for waste storage and collection will vary across different types of property but it is essential that in all cases, development proposals satisfy Building Standards regulations for flatted properties and maisonettes (see Appendix 2). These regulations do not apply to individual houses.

8. COMMUNAL BIN STORAGE AND FLATTED DEVELOPMENTS

8.6 The design of bin storage areas must meet the operational requirements of Waste Services:

1. Bin storage areas should allow sufficient space for filling and emptying bins;
2. Covered bin storage areas should be at least 2 metres high with sufficient space to allow bin lids to open;
3. The floor of the bin storage area must be hard, smooth and level;
4. Bin storage rooms should have adequate lighting, either natural or artificial;
5. Bin storage rooms should also be well ventilated if completely enclosed;
6. Entrances/door ways must be sufficient to enable safe movement of bins for emptying;
7. Bin storage areas should, ideally, be located to the rear or side of the flatted development and screened from public view. Exceptions may be considered for town centre locations and conversions; and
8. Communal bin storage areas should be located outwith visibility splays of junctions or bends in the road.

8.7 Contact should be made with Waste Services as additional information on the types of bins, size and location of storage areas is available.



Example of sufficiently sized communal bin storage area



Example of bin storage area which is too small, not allowing sufficient space for filling and emptying bins

9. FOOD WASTE

- 9.1 In May 2012 the Scottish Government passed the Waste (Scotland) Regulations which, in addition to the ZWP, aim to increase recycling and reduce waste sent to landfill. The regulations require the introduction of food waste collections to households and businesses in certain areas by January 2016. The towns of Hawick, Jedburgh, Selkirk, Peebles and Galashiels (including Tweedbank) will all receive a food waste collection service which was introduced on a phased basis from the Spring of 2015.
- 9.2 Households will be supplied with a small caddy to keep indoors and a larger external caddy will also be provided. As with current household waste and recycling, the food waste collection will require the larger caddy to be presented at the kerbside for weekly collection.



Food Waste Caddy

KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 9.3 In the same way as general household waste and recycling is handled, it is essential that developers make adequate provision within their development for the storage and collection of food waste receptacles. For detached, semi-detached and terraced properties, food waste caddies should be located on an area of hard standing within the curtilage of the dwellinghouse with access to the collection point. The route between the storage area and collection point should also be free from steps and other obstructions.
- 9.4 Where communal bin storage is provided as part of a flatted development adequate provision should be made within the communal enclosure for the storage and collection of food waste caddies/communal bins. Contact should be made with Waste Services as additional information on the types of bins, size and location of storage areas is available.

10. BIN STORAGE IN RURAL AREAS

- 10.1 In rural areas of the Scottish Borders, some residential development may be a considerable distance from the nearest public road. SBC Waste Services collection vehicles will only collect waste and recycling from the nearest public road therefore provision should be made for a properly designed collection point at the junction with the public road. In these circumstances developers should seek advice from SBC Waste Services and the Roads Planning Service and consider opportunities for communal provision of waste storage and collection.
- 10.2 **Developers should be aware that waste collection vehicles no longer travel on private roads for waste collection unless this is unavoidable.** Where this is unavoidable, the private road must be maintained in a suitable condition to accommodate vehicles with a laden weight of not less than 26 tonnes. Provision must also be in place for turning these large vehicles.

11. COMMUNITY RECYCLING CENTRES

- 11.1 SBC provides a network of seven community recycling centres (Duns, Eshiels, Eyemouth, Galashiels, Hawick, Kelso and Selkirk) where household and recycling material can be deposited. The sites are positioned in strategic locations throughout the Borders and enable members of the public to deposit bulky wastes that are generally not collected as part of the normal household waste and recycling kerbside collections.
- 11.4 SBC also operates a [network of recycling points](#) throughout the Scottish Borders where glass and textiles can be recycled.

KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 11.2 Developers should take into account the impact of their proposals on existing community recycling centres and whether the facility closest to the development requires upgrading to accommodate it. Developers should contact the relevant Development Management Officer and Development Negotiator in the early stages of the application process to establish whether or not the Council will pursue development contributions towards upgrading existing community recycling centres (see Section 16). This will continue to be monitored and reviewed.

OTHER CONSIDERATIONS

- 11.3 The IWMS recommends the formation of an additional community recycling centre in Kelso and proposals for new opening hours and access policies to existing centres. The new community recycling centre in Pinnaclehill Industrial Estate, Kelso has recently opened. This will ensure that all major settlements in the Borders have access to a community recycling centre and the total number of households within 10 miles of a recycling centre will be increased from 85% to 95%. This will ensure a fair distribution of and access to facilities across the area for Borders households.

12. COMPOSTING

- 12.1 Following the withdrawal of non-mandatory kerbside garden waste collections in urban areas on 31 March 2014, SBC offers any household which lost its garden waste collection service a free home composter. Home composters can be requested by calling tel. 0300 100 1800. Householders should be aware that a number of local businesses have been set up across the Borders offering a chargeable kerbside garden waste collection service and SBC would support this opportunity as much as possible.
- 12.2 Composting is an option for the treatment and recycling of garden and other organic waste at source or at communal facilities. Home composting areas should be carefully designed into all new housing developments, whether that is part of individual composters per dwelling or communal composting areas serving the wider community. This will clearly be dependent on the type, style and layout of the proposed development, however, these composting areas should be carefully designed as part of the garden/communal space and be properly integrated into the development. Where composting areas are proposed by developers they should seek advice from Development Management and Waste Services on the best location for these areas.

13. WASTE MANAGEMENT PLANS

- 13.1 Reducing the amount of waste we produce on site and the associated cost of waste disposal can have significant economic savings for developers as well as reduce the environmental impacts of construction projects. Site Waste Management Plans (SWMPs) are an increasingly useful tool for improving environmental performance and reducing the amount of construction waste that is produced.

KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 13.2 A SWMP may not be appropriate for all types and sizes of developments but developers should submit one with all planning applications for major developments as defined by the [Hierarchy of Developments](#). General waste management will be encouraged for Local Developments but will not be required as part of an application for planning permission.
- 13.3 SWMPs should include the following information:
- Waste expected to be produced and how it will be recovered (recycled or reclaimed);
 - Steps taken to minimise waste and maximise the use of recovered materials;
 - Procedures for the management of waste on site and waste leaving the site;
 - Information about waste carriers, waste transfer and any sites that receive the waste.

GENERAL CONSIDERATIONS

- 13.4 Developers should be aware that consent may be required from the Scottish Environment Protection Agency (SEPA) for some waste management activities on site. Further advice on this can be obtained directly from SEPA at www.sepa.org.uk

14. GENERAL GUIDANCE FOR COMMERCIAL DEVELOPMENTS

- 14.1 Business, commercial and industrial developments vary greatly, and consequently, the volumes and types of waste produced will also differ. It is therefore essential that consideration is given to the waste produced by differing commercial developments in order to establish the most appropriate levels of storage and collection of commercial waste within that development. Developers should take into account bin provision and storage requirements as early as possible in the development process to ensure the provision of safe and convenient waste collection in accordance with current SBC waste collection services.
- 14.2 SBC currently offers a general commercial waste collection and recycling collection for paper, card, plastics and metal, similar to that currently provided to households. A food waste collection service for commercial development is proposed for implementation by 1 January 2016.
- 14.3 Since 1st January 2014 the Waste (Scotland) Regulations have required that all businesses and organisations recycle their metal, plastic, glass, paper and card or risk a fine. The key points outlined in the Waste (Scotland) Regulations are as follows:
- From 1 January 2014*
- All businesses and organisations to present key recyclable material (metal, plastic, glass, paper and card) for separate collection
 - Food waste businesses (except rural areas) producing 50kg or more of food waste per week to present this for separate collection
 - A ban on material collected for recycling going to landfill or incineration
- From 1 January 2016*
- Food waste businesses (except in rural areas) producing 5kg or more of food waste per week to present this for separate collection
 - A ban on the discharge of food waste into the public sewer in non-rural areas
- From 1 January 2021*
- A ban on municipal biodegradable waste going to landfill
- Developers should make themselves aware of these requirements so that they can be factored into new commercial development proposals.

14. GENERAL GUIDANCE FOR COMMERCIAL DEVELOPMENTS

KEY DEVELOPMENT MANAGEMENT CONSIDERATIONS

- 14.4 As with residential developments, it is essential that adequate provision is made for waste segregation, storage and collection within all new commercial developments to encourage participation in effective waste management. All new proposals for commercial developments should incorporate improved bin storage and collection into street design at an early stage in the planning application process.
- 14.5 Areas of hard standing at storage and collection points are required and dropped kerbs along routes where waste will be moved in wheeled containers should form part of the layout of the development. Developers must take account of the Council's requirements for refuse and recycling collection vehicles where appropriate. Layouts should be conducive to refuse vehicles in terms of road widths and junction geometry and the layout should allow for access and egress of refuse vehicles without having to reverse.
- 14.6 Refuse bin storage areas should be outwith areas accessed by the general public and customers and communal bin storage areas shall be located outwith visibility splays and junction bends.
- 14.7 Storage areas must meet appropriate Building Standards and health and safety requirements for access, lighting and ventilation and must be secure to avoid fly tipping.

15. WASTE MANAGEMENT SITES

- 15.1 Local Development Plan Policy IS10 – Waste Management Facilities promotes the provision of waste management facilities within the Council’s hierarchy of waste management and recycling centres. Existing and new waste management facilities, including waste transfer stations and recycling centres, shall be safeguarded for waste management use, and any development on or adjacent to these sites will not normally be supported where they would prejudice the operation of these sites. The Hierarchy of Waste Sites provides a breakdown of the strategic significance of the Council’s waste facilities as sites for sustainable waste management. Local Development Plan Policy ED1—Protection of Business and Industrial Land seeks to ensure adequate supplies of business and industrial land but acknowledges that certain uses can co-exist on an industrial estate including waste management facilities.
- 15.2 The Council must protect those properties which may be located adjacent to existing waste management facilities to ensure that there is no conflict between existing and proposed neighbouring uses. It is proposed that developers consider buffer zones between dwellings and other sensitive receptors to give an appropriate level of protection from these waste management facilities in terms of protecting residential amenity. As a guide, appropriate buffer zones should be based on those identified in Paragraph 191 of Scottish Planning Policy (June 2014). Buffer distances may be:
- 100m between sensitive receptors and recycling facilities, small-scale thermal treatment or leachate treatment plant;
 - 250m between sensitive receptors and operations such as outdoor composting, anaerobic digestion, mixed waste processing, thermal treatment or landfill gas plant; and
 - Greater between sensitive receptors and landfill sites.
- 15.3 As with all development proposals, pre-application discussions with Council planning officials and other specialists are encouraged as early as possible in the development process. The scale and type of development will dictate the nature of these discussions and may raise issues in relation to air quality, noise, odour, contaminated land, archaeology, ecology, landscape, natural heritage, flooding and water supplies.

16. DEVELOPER CONTRIBUTIONS

- 16.1 Local Development Plan Policy IS2 – Developer Contributions provides developers with guidance on how the Council intends to comply with the provisions of Circular 3/2012 on the use of planning obligations.
- 16.2 Where a site is otherwise acceptable in terms of planning policy, but cannot proceed due to deficiencies in infrastructure or services, the Council will require developers to make a full or partial contribution towards the cost of addressing such deficiencies. Contributions may be required to address one or more deficiencies as detailed within Policy IS2. This would include the provision of facilities and equipment such as the storage, collection and recycling of household waste, including communal facilities, to ensure the satisfactory completion of the development.
- 16.3 Developer contributions will be sought towards on-site and off-site facilities although on-site provision as part of the normal development costs of the site will be the Council's preferred option. Where development contributions are required these will be secured through appropriately worded planning obligations such as Section 69 and Section 75 Legal Agreements.
- 16.4 Developers should engage with the relevant Development Management case officer and the Council's Development Negotiator as early as possible in the development process to discuss whether or not contributions will be required and to agree appropriate heads of terms to avoid delay in the planning process.

APPENDIX 1—CONTACT DETAILS

Please contact Forward Planning, Waste Services, the Roads Planning Service, Building Standards and/or the Development Negotiator using the following contact details:

**Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA**

Tel: 0300 100 1800

Email: enquiries@scotborders.gov.uk

3.25.1 Solid waste storage point

Every flat and maisonette 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 2m 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 flat or maisonette. 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 permanent 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 15mm diameter to pass through at any point.

Alternative format/language paragraph

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