

**WAS-G-52**

**SEPA Guidance:** **Developments on peat and off-site uses of waste peat**

Version 2.0 – August 2025

**Contents**

[Developments on Peat 2](#_Toc198220115)

[Is the excavated peat waste? 4](#_Toc198220116)

[Prevention 4](#_Toc198220117)

[On-site use 4](#_Toc198220118)

[Off site options: Uses of peat & recycling/recovery/treatment 5](#_Toc198220119)

[Storage 7](#_Toc198220120)

[Disposal 7](#_Toc198220121)

[Disclaimer 8](#_Toc198220122)

If you would like this document in an accessible format, such as large print, audio recording or braille, please contact SEPA by emailing equalities@sepa.org.uk

**Background**

Peat is defined in Scotland as a soil with a surface layer with more than 60% organic matter and at least 50cm depth.

Peatlands hold large stocks of poorly protected carbon and excavation of peat will result in large carbon losses from the excavated peat and also the areas affected by drainage. Minimising peat excavation will reduce these potential carbon losses and consequently reduce the carbon payback period associated with developments on peat.

In the majority of cases excavated peat will be regarded as waste in law and regulatory controls will apply to its storage, treatment, recovery and/or disposal.

There are two principal types of peat:

1. The upper (acrotelm) layer is quite fibrous and contains plant roots etc. Acrotelmic peat is relatively dry and has some tensile strength.

2. The lower (catotelm) layers are highly amorphous, with very high water content and usually very low tensile strength. The structure tends to disrupt completely on excavation and handling.

**Developments on Peat**

SEPA has a supportive, considered and consistent approach on waste management issues and endeavours to communicate these to operators at the earliest possible stage of any development proposal. The aim of this guidance is to set out the hierarchy of management options in relation to excavated peat, as set out in table 1.

**Table 1: The recommended management options for developments on peat**

| **Peat Management Hierarchy** | **Use** | **Restrictions/ limitations** |
| --- | --- | --- |
| Prevent Creation of Waste Peat | Minimise peat excavation and disturbance to prevent the unnecessary production of waste peat using a Peat Management Plan. |  |
| Use on siteUse off-site for peatland restoration | Use of peat on-site in construction or reinstatement e.g. restoration of hardstanding areas, borrow pits, road verges, peatland restoration etc. or off-site to restore peatland areas. | Depends on the physical nature of the peat. Use of unsuitable material and/or excessive quantities (i.e. more than needed) will be regarded as disposal and will require an environmental authorisation. Off-site use will require an environmental authorisation. |
| Recycling/ Recovery | Where peat cannot be used on or off site for peatland restoration it may be spread on land for agricultural benefit, recycled through blending with other materials to form a soil substitute or used in other relevant works. | Will require an environmental authorisation and compliance with the legal requirements. |
| Disposal | Only after all other options have been explored and discounted. | Liquid peat cannot be landfilled without pre-treatment. |

Waste from developments on peatland Waste peat is likely to be generated by construction developments on peatland and the following guidance is intended to help ensure a consistent approach to the management of such material.

Developers are strongly advised to approach their local SEPA office at the earliest appropriate time in the planning stages of the development to ensure that all the activities that may have waste management implications are clearly identified. This will allow SEPA to identify any regulatory implications of the proposed activities which will consequently allow the developer and their contractors to tailor their planning and designs to accommodate any regulatory requirements.

**Is the excavated peat waste?**

In SEPA’s opinion excavated peat is likely to be regarded as waste.

Excavated peat will be waste if it is discarded or the holder intends to or is required to discard them. Unless the waste peat is certain to be used for construction purposes in its natural state on the site from where it is excavated, it will be subject to regulatory control.

However decisions on whether a particular substance, object or material is waste must be considered on a case by case basis; the answer will depend on the circumstances of the proposed development including the nature of the materials and the ways in which they are proposed to be treated, used and/or disposed of.

Further guidance on the definition of waste process can be found in the SEPA guidance documents ‘Is it Waste?’ and ‘The supplementary guidance to “Is it waste”’.

**Prevention**

The best management option for waste peat is to prevent their production.

This can be done through the use of forward planning, comprehensive on-site investigations, the use of Peat Management Plans and assessment of alternative construction methods e.g. piling. The early considered use of these techniques will allow developers to prevent/minimise the production of waste peat (and other wastes) associated with the development.

**On-site use**

Developers should prioritise the use of excavated peat on-site in the first instance. These activities should minimise carbon loss and maximise ecological benefit. There are a number of on-site activities which may involve the use of peat in construction or reinstatement e.g. restoration of hardstanding areas, borrow pits, road verges, peatland restoration etc. Any developer wishing to use any excavated peat on the site should contact their local SEPA office to discuss the proposed activities. In considering any proposed activities involving the use of excavated peat on-site SEPA will assess whether the activity involves recovery or disposal of waste and advise on the appropriate regulatory requirements.

It is important to note that the potential use of peat, especially catotelmic peat, for construction or restoration is limited due to its physical characteristics. Generally speaking, acrotelmic peat may be suitable for use in various activities associated with the development that produced it, whereas there are very few opportunities to use catotelmic peat (generally peat below approximately 1m depth) in its excavated state due to its physical characteristics.

The fact that excavated peat can potentially be used within the site boundary is not sufficient in itself to say that it is not subject to regulatory control. Only where certain specific criteria are met will the proposed activity not be subject to waste regulatory controls. SEPA will require sufficient evidence from the developer to prove the use is genuine and not a waste disposal operation, e.g. evidence on the suitability of the peat and evidence that the quantity to be used matches, not exceeds, the requirement for the proposed use.

Catotelmic peat generally has a high water content, approximately 90%, and very low tensile strength. Therefore in most cases, excavated catotelmic peat is unlikely to be suitable for any use on a construction site and will need to be taken off-site for recovery or disposal. However, each case must be determined on its merits.

**Off site options: Uses of peat & recycling/recovery/treatment**

After on-site uses have been exhausted, excavated waste peat may be suitable for use off-site. SEPA will expect intended off-site uses of excavated peat to be identified in the Peat Management Plan, including estimated volumes for each use, destination, final intended outcome and justification of suitability of the material and the need for the specified quantities of material. The use of waste peat off-site, including for peatland restoration, will require the appropriate level of environmental authorisation.

SEPA’s preferred off-site use of excavated peat is for peatland restoration projects. Such uses will require an appropriate environmental authorisation. In order to determine whether there is a risk of environmental harm a site by site assessment of each restoration project will be made. The assessment will determine whether the type of peat is suitable for the purpose, that the amounts proposed do not exceed the amounts needed to complete the project and that the management methods are suitable.

There are a number of uses of excavated waste peat that are supported by the waste regulations. Waste peat will be controlled under the Environmental Protection Act 1990 and the Environmental Authorisations (Scotland) Regulations 2018 (the EASR).

The table below outlines the main activities that allow the use of waste peat falling under the EWC code 17 05 04.

| **Item** | **Type of Activity** | **Type of Authorisation** |
| --- | --- | --- |
| A | Use of less than, or equal to, 100,000 tonnes of waste in construction, restoration, reclamation, and land improvement projects. | Registration |
| B | Use of over 100,000 tonnes of waste in construction, restoration, reclamation, and land improvement projects. | Permit |

Authorisations relating to waste peat will only be granted if the physical nature of the peat is suitable for that use and the use is lawful, including a legitimate need for the activity and the use of the appropriate tonnage of peat to deliver benefit to agriculture or ecological improvement.

Proposals to carry out any off site use/recycling/recovery/treatment activity should be discussed with the local SEPA team prior to the activity commencing, to ensure that any relevant authorisations are in place before the activity commences.

**Storage**

Well managed temporary storage of excavated waste peat at the excavation site will not require authorisation from SEPA. However, care must be taken to ensure that storage does not cause environmental pollution. For example, highly organic materials such as peat can have a devastating impact on watercourses if they wash off from storage areas. It is also important to use peat as soon as possible after excavation (to minimise the exposure of peat to the air) and to maintain moisture conditions in peat to keep carbon losses to a minimum. If excavated peat is stockpiled with no certainty of use or becomes unsuitable for use for any reason it will be classed as waste and an authorisation will be required.

The storage of waste peat off-site will require an environmental authorisation.

If waste peat is stored on or off site, prior to treatment or recovery, for more than three years (or where storage prior to disposal is for more than one year) then this is likely to constitute a landfill and a permit will be required.

**Disposal**

 Disposal of peat, particularly catotelmic peat, can lead to a number of issues due to its very low tensile strength and high water content, for example:

* It is likely to have a very low load bearing capacity, making it a hazard to people or animals walking on it.
* Slides or movement are highly likely and can be caused by heavy rainfall.
* Potential for contaminated run-off.

Peat arising and requiring management as a waste within a development will require characterisation and consideration of its condition upon excavation. The propensity of the waste peat to flow will be a key characteristic in determining whether it can be landfilled i.e. if it is classified as a liquid it cannot be landfilled without some form of pre-treatment.

Where landfill on-site is identified as the preferred option for the disposal of waste peat it will be necessary to obtain a permit from SEPA prior to the commencement of any landfill operations on-site. In such cases the operator should contact their local SEPA office to discuss their proposals.

**Disclaimer**

This guidance is based on the law as it stood when the guidance was published.

Whilst every effort has been made to ensure the accuracy of this guidance, SEPA gives no warranty, covenant or undertaking (express or implied) regarding the fitness for purpose of, or any error, omission or discrepancy in this guidance. Reliance on its contents and the contents of any websites that are linked to or from this guidance is entirely at the user’s own risk. SEPA is not liable for any loss or damage that may come from using this guidance. This includes:

* any direct, indirect and consequential losses
* any loss or damage caused by civil wrongs, breach of contract or otherwise

SEPA reserves the right to depart from this guidance and take appropriate action as it considers necessary or appropriate.  Applicants and authorised persons are responsible for ensuring that they are compliant with the law. If necessary, independent legal / specialist advice should be sought.