

## Reducing the Impact of Pollution, Contamination and Land instability

- 6.33 This policy supports the requirements of the NPPF and transects with other regulatory frameworks which deal with environmental protection from a range of sources. Development proposals which can remediate areas with contamination will generally be supported providing they meet the relevant requirements.

### Policy S5: Reducing the Impact of Pollution, Contamination and Land Instability

We will reduce all forms of pollution, contamination and land instability, by requiring that:

- a. Development does not have impacts that lead to an unacceptable increase in air, water, soil, noise, light or other forms of pollution.
- b. The impact of existing sources of pollution on new development is appropriately assessed and mitigated where required
- c. Where an application is in or would affect an Air Quality Management Area (AQMA), the development must be designed to include appropriate mitigation measures.
- d. Any risks from contaminated land or land instability, including development within former mining areas, are assessed and if necessary, incorporate appropriate mitigation measures to address them.
- e. Any risk to surface water and ground water resources from the disturbance of contaminated land is identified and mitigated if necessary.
- f. Any surface water run-off from development and associated roads is minimised, with the inclusion of appropriate design measures to prevent pollutants from entering the watercourse.

### Places for Everyone Links:

Policy JP-S1 Sustainable Development

Policy JP-S5 Clean Air

### Reasoned Justification

- 6.34 Reducing the impacts of pollution in the built and natural environment are fundamental for a safe, healthy and sustainable borough. Where necessary, planning conditions and/or obligations will be used to ensure that the impacts of pollution, contamination and/or land instability are sufficiently minimised and mitigated against.
- 6.35 An Air Quality Management Area (AQMA) is in place along major road corridors (A58 and M62 motorway). Where there are development opportunities near major transport corridors it is important to consider impacts on health and to mitigate against air pollution through the schemes design, or through planning obligations where appropriate. PfE Policy JP-S5 Clean Air contains further guidance on air quality.
- 6.36 Previous industrial uses and past coal mining activity have left some parts of the borough at risk of contamination and land instability. The possibility of contamination should be assumed on all land subject to or adjacent to current or previous industrial use. It is important that a detailed survey of ground conditions is completed prior to

development, and appropriate remedial measures set out and implemented to address any land contamination or instability issues.

- 6.37 Water pollution can sometimes result from surface water run-off, and it is important for developments to incorporate run-off management measures (e.g. SuDS). More in respect of this can be found in PfE Policy JP-S4.