

Policy EP1: Air Quality

1. In order to protect public health from the impacts of poor air quality:
 - i) development must have regard to the measures laid out in the Council's Developer Guidance Document and the associated Air Quality Action Plan, as well as the national air quality guidance and any Local Transport Plans;
 - ii) where sensitive development is proposed in areas of existing poor air quality and/or where significant development is proposed, an Air Quality Assessment will be required;
 - iii) all development proposals should include measures to minimise air pollution at the design stage and incorporate best practice in the design, construction and operation of the development;
 - iv) where a development has a negative impact on air quality, including cumulative impact, developers should identify mitigation measures that will sufficiently minimise emissions from the development. Where mitigation is not sufficient the impacts should be offset through planning obligations; and
 - v) development will only be permitted where it does not exceed air pollution levels set by European and UK regulations.

This policy contributes towards achieving objectives 6, 7 & 8.

Hazardous Substances

Policy EP2: Hazardous Substances

1. Development which involves the use, movement or storage of hazardous substances will only be permitted where a suitable and sufficient risk assessment has been carried out and identified control measures implemented to adequately reduce risk as far as reasonably practical to the health and safety of users of the site, neighbouring land and the environment. Development within the vicinity of an installation involving hazardous substances or activities will only be permitted if the impact on health and safety of occupants of that development is acceptable. The Council will seek to reduce the potential for conflicting land uses and promote safety of people and protection of the environment.

This policy contributes towards achieving objectives 6 & 7.