

### 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.

- 7.48 The Council is empowered under the Planning (Hazardous Substances) Act 1990 to regulate the presence of hazardous substances, so that they cannot be kept or used above specified quantities. National Planning Practice Guidance provides further advice on how the planning system deals with hazardous substances. Development of new installations where hazardous substances are handled will be carefully controlled.

## Waste Collection and Recycling

### Policy EP3: Waste Collection and Recycling

1. **Development proposals for residential use must ensure:**
  - i) **adequate facilities are provided for the sorting, storage and collection of waste and recycling;**
  - ii) **sufficient space is provided for the storage and collection of individual or communal recycling and refuse containers; and**
  - iii) **access is provided that is safe for existing users/residents and for refuse and recycling collection vehicles.**
2. **Development proposals for non-residential use must ensure:**
  - i) **sufficient space is provided for the storage of communal recycling and refuse containers; and**
  - ii) **provision is made that is adequate for the proposed use. The location and design of recycling and refuse provision should be integral to the design of the proposed development.**
3. **In assessing recycling and refuse provision, the following points should be considered:**
  - i) **the level and type of provision, having regard to the above requirements and relevant space standards;**
  - ii) **the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles;**
  - iii) **the impact of the provision on visual amenity, having regard to the need to minimise the prominence of the facilities and screen any external provision;**
  - iv) **the impact of the provision on health and amenity of neighbouring development and the proposed development; and**
  - v) **the security of the provision against scavenging pests, vandalism and unauthorised use.**