
ROCHFORD DISTRICT LOCAL PLAN - POLLUTION

1 SUMMARY

- 1.1 The purpose of this report is to seek Members' views on a new chapter to be included in the First Deposit Draft of the Replacement Local Plan. The Plan will replace the existing Rochford District Local Plan First Review, and provide a policy basis for the control of development in the District up to 2011.
- 1.2 The preparation of a Local Plan is a statutory function for the authority.
- 1.3 The Environmental Protection Unit Manager has been involved in the preparation of this chapter.

2 THE CHAPTER

- 2.1 The Pollution chapter is a new concept within the local plan; no such chapter exists in the current Rochford District Local Plan (First Review). The chapter can be found in the appendix to this report.
- 2.2 There are a number of key environmental issues that relate to pollution throughout the district. The issue of pollution needs to be addressed from two perspectives. Firstly, that of previous pollution (i.e. has the previous use or development contaminated the land?) and secondly, is the proposed use or development likely to cause pollution.
- 2.3 There is a need in the interest of securing redevelopment on brownfield land to ensure that such sites are either free from contamination and that proposed development does not cause pollution in terms of its emissions to land, water or air. Both of these factors are vital in working towards sustainable development.
- 2.4 It was therefore believed to be most appropriate to devise a new chapter dealing with this issue in one place, rather than dealing with the separate types of pollution in a piecemeal fashion.
- 2.5 Areas covered in the chapter are:
 - Potentially polluting uses;
 - Contaminated land;
 - Water pollution;
 - Air quality;
 - Noise; and
 - Light.

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- 2.6 Three policies that are related to pollution are covered within other chapters in the Replacement Local Plan. Policies (EB7, TP13 and LT24) and explanatory text can be found in the Employment, Transport and Leisure and Tourism chapters respectively.

3 CONCLUSION

- 3.1 The Pollution chapter allows the local planning authority to take on board the precautionary principle and to work towards sustainable development. It adds value to the plan and is useful in concentrating the issues together.

4 RECOMMENDATION

- 4.1 It is recommended:

That, subject to comments from Members, the Committee approves the contents of the proposed Pollution chapter for inclusion in the Rochford District Replacement Local Plan. (HPS)

Shaun Scrutton

Head of Planning Services

For further information please contact Andrew Meddle on:-

Tel:- 01702 318002
E-Mail:- andrew.meddle@rochford.gov.uk