

## APPENDIX 10.2: SUMMARY OF RELEVANT PLANNING POLICY

### NATIONAL PLANNING POLICY

National planning policy relevant to the geology and soils assessment is outlined in **Table 10.2-1**.

**Table 10.2-1 – Relevant National Planning Policies**

National Policy	Relevant Policy Objectives	Significance of impact of the Proposed Scheme on policy objective
<p>National Planning Policy Framework (NPPF) (2019)</p>	<p><b>Section 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:</b></p> <p>e) <i>preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and,</i></p> <p>f) <i>remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</i></p> <p><b>Section 178. Planning policies and decisions should ensure that:</b></p> <p>a) <i>site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);</i></p> <p>b) <i>after remediation, as a minimum, land should not be capable of being determined as</i></p>	<p>Potential for the Proposed Scheme to impact soil, geology and mobilise contamination, however, the mitigation measures to be implemented as part of the Proposed Scheme will ensure the policy objectives are not compromised.</p>

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	<p><i>contaminated land under Part 2A of the Environmental Protection Act 1990; and,</i></p> <p><i>c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.</i></p> <p><b>Section 179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.</b></p>	
<p>National Policy Statement for National Networks, 2014</p>	<p><b>Assessment Principles:</b></p> <p><b>Pollution Control and Other Environmental Protection Regimes</b> – The planning system controls the development and use of land in the public interest. It plays a key role in protecting and improving the natural environment, public health and safety and amenity for example by attaching requirements to allow developments which would otherwise not be environmentally acceptable to proceed, and preventing harmful development which cannot be made acceptable even through requirements. Pollution control is concerned with preventing pollution through the use of measures to prohibit or limit the release of substances to the environment from different sources to the lowest practical level. It also ensures that ambient air and water quality meet standards that guard against impacts to the environment or human health.</p> <p><b>Land Instability</b> – The effects of the land instability may result in landslides, subsidence or ground heave. Failing to deal with this issue could cause harm to human health, local property and associated infrastructure, and the wider environment. Where necessary, land stability should be considered in respect of new development as set out in the NPPF.</p>	<p>The Proposed Scheme has the potential to impact the ground stability and release pollutants into the environment. However, based on the approach set out in this chapter there is no indication that policy objectives would be compromised.</p>

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	<p><b>Agricultural Land</b> - the statement requires Proposed Scheme promoters to take into account the economic and other benefits of best and most versatile (BMV) agricultural land, as well as soil quality and safeguard mineral resource.</p>	

### LOCAL PLANNING POLICY

Local planning policy relevant to the scope of potential effects on Geology and Soils is outlined in **Table 10.2-2**.

**Table 10.2-2 - Relevant Policies within the Central Area Action Plan and West Northamptonshire Joint Core Strategy Local Plan (Part 1)**

Local Policy	Relevant Policy Objectives	Significance of impact of the Proposed Scheme on policy objective
<p>West Northamptonshire Joint Core Strategy (JCS) Local Plan (Part 1), December 2014</p>	<p><b>Built and Natural Environment Policy BN9 Planning for Pollution Control</b> states: <i>Proposals for new development which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are a barrier to achieving sustainable development and healthy communities...ensuring remediation of contaminated land so as not to pose a risk to health and the environment.</i></p> <p><i>Development that is likely to cause pollution, either individually or cumulatively, will only be permitted if measures can be implemented to minimise pollution to a level which provides a high standard of protection for health and environmental quality.</i></p> <p><b>Built and Natural Environment Policy BN1 Green Infrastructure Connections</b> states: <i>Measures to enhance existing and provide new green infrastructure provision will be designed and delivered</i></p>	<p>The Proposed Scheme has the potential to</p> <ul style="list-style-type: none"> <li>a) introduce or mobilise contamination into the environment</li> <li>b) be developed using imprudent use of natural resources</li> <li>c) be developed on a site of unstable or potentially unstable land</li> </ul> <p>The above could potentially lead to policy objectives not to be met. However, based on the approach set out in this chapter there is no indication that policy objectives would be compromised.</p>

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	<p><i>sustainably with prudent use of natural resources</i></p> <p><b>Policy BN1</b> of the JCS replaced <b>Environmental Policy E14 Corridors of Travel</b> of the Northampton Local Plan.</p> <p><b>Built and Natural Environment Policy BN10 Ground Instability</b> states: <i>Development will be permitted on sites of unstable or potentially unstable land provided that:</i></p> <ol style="list-style-type: none"> <li><i>1) the nature of the ground stability of the site has been assessed to the satisfaction of the determining planning authority and a ground stability report has been provided and agreed before the application is determined;</i></li> <li><i>2) the development does not add to the instability of the site or surrounding land;</i></li> <li><i>3) any required remedial works are implemented prior to occupation of development; and</i></li> <li><i>4) the development of any required stabilisation measures are environmentally acceptable to the satisfaction of the determining authority.</i></li> </ol> <p><i>The ground stability report will be required to demonstrate that:</i></p> <ol style="list-style-type: none"> <li><i>A) the degree of instability has been assessed;</i></li> <li><i>B) measures to mitigate against the risk have been identified;</i></li> <li><i>C) a schedule of mitigation measures is in place;</i></li> <li><i>D) a programme for routine monitoring is in place; and</i></li> <li><i>E) any need for formal environmental assessment arising from any stabilisation works has been identified.</i></li> </ol> <p><b>Spatial Strategy and Key Diagram Policy S10 – Sustainable Development Principles</b> states:</p>	

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	<i>development will minimise pollution from noise, air and run off.</i>	
<p>Northamptonshire Minerals and Waste Local Plan (2017)</p>	<p><b>Objective 7:</b> <i>Safeguarding Northamptonshire’s mineral resources Safeguard Northamptonshire’s key mineral resources, particularly sand and gravel, from sterilisation by other forms of development.</i></p> <p>The Minerals and Waste Local Plan and associated Policies Map (Ref. 10-35) identifies the Proposed Scheme footprint to be within a sand and gravel Mineral Safeguarding Area (MSA).</p> <p><b>Objective 10:</b> <i>Conserving and enhancing Northamptonshire’s built and natural environment by ensuring sensitive working, and where necessary high standards of mitigation of potentially adverse impacts of minerals and waste development.</i></p>	<p>The Proposed Scheme has the potential to sterilise a MSA which could potentially lead to policy objectives not to be met.</p>