

Renfrewshire Local Plan



Safe Environment

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16 Flooding and Sustainable Urban Drainage

OVERVIEW

Flooding

16.1 Flooding has become a matter of major importance in Renfrewshire. Flooding can arise from a number of sources including water from rivers (fluvial), the effects of tides and also from surface water run-off. The recent flooding events within Renfrewshire have led to the Council giving a high priority to implementing flood prevention measures and seeking to minimise the risk of flooding in the future. Although the best current advice on the effect of climate change is that rainfall is likely to increase, resulting in a higher risk of flooding events, there is a shortage of quantifiable and robust information to enable the Council to be specific in predicting future flooding events of the type which have occurred in Renfrewshire. In these circumstances national planning guidance advises that a precautionary approach should be taken. This approach involves taking action now to avoid possible damage where the scientific evidence for acting is inconclusive but the potential damage could be significant.

16.2 The Council takes an integrated approach to managing flood risk and takes the whole catchment into account when assessing the implications of development proposals. The Local Plan policies require Flood Risk Assessments to show that there will be no unacceptable adverse impacts from development; this will include impacts on environmental resources within the development site itself and elsewhere in the catchment. This approach is implicit in the Water Framework Directive and the requirements under this Directive will be incorporated into the Local Plan through future review and update.

Sustainable Urban Drainage Systems (SUDS)

16.3 Sustainable Urban Drainage Systems (SUDS) involve the introduction of new methods to control surface water run-off close to its origin and before it runs into watercourses. SUDS are concerned with the quality of water discharged but also have the potential to moderate the flow of surface water run-off into watercourses and thereby assist in reducing the risk of flooding. This is a newly developing area of expertise and the Local Plan provides the basis for the introduction of suitable measures in new developments. The Council is preparing design guidance for Sustainable Urban Drainage Systems which will assist in the implementation of an integrated approach to managing flood risk.

WHAT WE WANT TO ACHIEVE

16.4 Protection from flooding is identified as an important issue in the Community Plan. It is an issue which has implications both for community safety and protection of the environment. The Local Plan has a major role to play in securing the aims of the Community Plan in this matter. The assessment of flood risk and the development of measures to protect against flooding are complex matters and an attempt is made below to explain some of the technical issues which must be taken into account. There is very little established expertise and good practice in the preparation of policy for flooding and SUDS

in local plans. The policies set out below take careful account of national guidance and Structure Plan policy and aim to give a clear framework for establishing where the risk of flooding requires to be assessed by SEPA and to set out standards and requirements for new developments to deal with the risk of flooding and the need to incorporate SUDS. The effectiveness of the policies will require to be carefully monitored and reviewed to ensure that they achieve the Council's objectives.

OBJECTIVES

- 1) To set minimum standards to reduce the risk of flooding in new developments, particularly residential areas.**
- 2) To ensure that the risk of flooding is fully taken into account when new development proposals are being assessed and to inform the public and developers of flooding issues within the Council area.**

1) To set minimum standards to reduce the risk of flooding in new developments, particularly residential areas.

16.5 The Scottish Executive provide guidance in the National Planning and Policy Guideline (NPPG) 7 - "Planning and Flooding." In accordance with government advice the Council will take a precautionary approach to flooding and will seek to minimise and reduce the risk of flooding and will seek to manage the risk of flooding only in cases where other reasons for granting permission take precedence over flood risk.

NPPG 7 para 42,
POLs F2, F3b

16.6 The Structure Plan provides specific policy guidance on flooding, including a requirement to ensure that:-

SP para 9.4-9.5,
SP Pol 9B viii

- new development is located so as to avoid the risk of flooding.
- new development will not have an adverse effect upon, or compromise the effectiveness of, flood plain areas.
- flood protection measures will not increase the risk of flooding elsewhere or have an unacceptable effect on the environment.

POL F3

2) To ensure that the risk of flooding is fully taken into account when new development proposals are being assessed and to inform the public and developers of flooding issues within the Council area.

POLS F1a, F2, F3

16.7 The Council's objective is to develop a planning framework which will allow flooding matters to be identified as early as possible in the development process and to ensure that:-

- the public and developers are fully informed of flooding issues within the Council area
- flooding issues are fully evaluated

- these issues are taken into account in determining applications for planning consent and appropriate flood prevention measures are incorporated into development proposals.

16.8 The National Planning Policy Guideline, NPPG 7 - “Planning and Flooding” supports this objective and advises that local plans should:-

- indicate where a degree of flood risk exists in their area
- define areas where new development should be avoided
- define areas where the threat of flooding can be managed, drawing on the views of consultees
- make developers and the public aware of the risk in specific areas and the consequent restraint on new development
- show on the proposals map areas where consultation with SEPA will be required for specific types of development.

NPPG 7 para 59
POL F1b

16.9 The council’s objectives complement and augment Structure Plan guidance which states that:-

- councils will consult on development proposals and development plan allocations to determine the need for a flood risk assessment
- measures should be incorporated in development proposals to meet good practice and design guidance in respect of Sustainable Urban Drainage Systems
- developers should fund the construction, and make arrangements for the continued maintenance of flood prevention works.

SP para 9.5

Alternative Approaches to Local Plan Flood Policies - Flood Area and Risk Based.

16.10 There are two broad approaches which could be used in the Local Plan to define areas within which new development proposals should be subject to assessment of the risk of flooding. These are firstly, a flood area based approach, and secondly, a risk based approach. The flood area based approach would aim to define boundaries on the proposals map which would represent areas liable to flooding and would incorporate appropriate policies to restrict development in these areas. This approach is suited to situations where there is a predictable and known flood risk, for example in low lying coastal areas or well established flood plains.

16.11 In Renfrewshire the experience has mainly been of localised flood incidents arising from a varied combination of rainfall events and associated influences as well as tidal effects from the River Clyde. The flooding at Renfrew Ferry/ Ferry Road arises from a combination of the effects of the tide, the level of the River Clyde, and the wind. Flooding has occurred fairly regularly in this location and a flood warning system has been put in place by the Scottish Environment Protection Agency which takes account of the various causal factors and issues warnings prior to potential flooding incidents. Flooding elsewhere in Renfrewshire can be unpredictable and depends, among other things on:- patterns of localised rainfall; the effect of this on, and the performance of, drainage systems; the effect of flood prevention measures; local topography; as well as the location

of development in relation to the natural flood areas of water courses. In addition, there are areas of flood plain within the Council area which flood regularly. However, as work on the recording of flood events has concentrated on the developed areas of Renfrewshire, where flooding has the greatest adverse impact, these flood plain areas, which in the main lie outwith the built up area, have not been comprehensively plotted in detail. As a result, there is insufficient detailed and verified information available to identify all of the areas which may be subject to flooding and may act as flood attenuation areas. It is therefore not possible to show these on the Proposals Map.

16.12 The assessment of flood risk, set out in Flood Policies F1 and F2, therefore employs a risk based approach.

POLS F1, F2

Consultation Procedures

16.13 This risk based approach which the Council will employ involves the use of a set of indicators specified in Policy F1, which can be used to establish whether the risk of flooding is a matter which requires to be the subject of consultation. These indicators will be used, in the first instance, to identify areas which are within or close to known or potential flood risk areas, are located close to rivers, culverts or other areas of water, or where the nature of the development proposal raises flood related issues. In addition, the Institute of Hydrology Maps of flood risk areas associated with non-tidal watercourses, will also be taken into account. It should be noted that the Institute of Hydrology 100 year Flood Maps and SEPA data on the 1984 and 1994 flood events are available for inspection at SEPA offices. These indicators will be used to identify development sites where consultations with SEPA may be required in respect of flooding. The Council will take account of the nature and scale of development proposals in the application of Policies F1 and F2. It is considered that, in view of their nature and scale, householder applications will generally not require to be subject to a Flood Risk Assessment. To assist in this the Council will prepare guidelines which will assist in categorising the applications which should be covered by Policy F2. The Council will also instigate a procedure to notify applicants where development proposals are located within an Area Based indicator, or are affected by a Site Based indicator set out in Policy F1.

POL F1b

16.14 Under the terms of the Environment Act 1995, SEPA has a responsibility to assess, as far as it considers appropriate, the risk of flooding in areas throughout Scotland. If requested by a planning authority SEPA is required to provide advice on flood risk on the basis of any information which it holds. In determining whether there is a need to consult with SEPA, the Council will take account of the nature and scale of the development proposal and the potential risk of flooding. Consultations on flood risk will be undertaken where a development proposal is likely to result in a material increase in the number of buildings at risk of being damaged by flooding. A consultation procedure has been agreed between SEPA and COSLA and the policies of the Local Plan provide guidance on how consultations will be undertaken. To assist in determining whether the Council should consult with SEPA the Council will maintain and update the data covering flood events. It is acknowledged that the Council does not hold an exhaustive record of information on past flood events and on areas which may be at risk of flooding. The Council will seek to improve and extend its information on flooding. Data on new flood events will therefore be taken into account in the assessment of the risk of flooding, as this becomes available from SEPA and from other sources; this will include the biennial report on flooding and flood risk assessments submitted to or commissioned by the

Council. The Council will, where possible, hold in mapped form the information on area based flood consultation criteria shown as criteria a) to i) in Policy F1. These maps will be made available for public inspection.

Assessment of Development Proposals

16.15 The Council will ensure that, where flood risk assessments are required, these are carried out to the standard set out in the Local Plan and comply with guidance provided by SEPA, and that the findings of any assessment are fully taken into account in the consideration of development proposals.

16.16 National planning guidance emphasises that, whilst the Council has a responsibility to consider flood risk in determining applications for planning consent, developers and owners also have a liability. Whilst the Council will ensure that development proposals are fully evaluated it will also wish to make clear to property owners that they have the primary responsibility in respect of flooding. They should specifically note that:-

(a) the primary responsibility for safeguarding land or property against flooding lies with the owner

(b) it is the responsibility of applicants for planning consent to undertake any necessary assessment of the risk of flooding

(c) approval of planning consent does not imply the absence of flood risk.

FLOOD RISK AND STANDARDS FOR FLOOD PROTECTION

Flood Risk

16.17 The estimation of flood risk involves the evaluation of the statistical probability and the scale of the potential consequences of flooding. The degree of risk is calculated from historic data and expressed in terms of the expected frequency of a flood of given magnitude; floods of greater scale are expected to occur less often than floods of a smaller scale. The risk is expressed in terms of return periods, e.g. a 10 year, 50 year or 100 year flood. It is important that this term is properly understood. The meaning of the return period is that there is a 10%, 2%, and 1% chance respectively of a 10 year, 50 year or 100 year flood happening in any given year. The calculation of return periods is based, in the first instance, on the assumption that historical records of floods represent a reasonably unbiased sample and that the conditions (e.g. climate and land use) have been basically constant during the period of the record. As the climate and land use have changed and continue to change, flood return periods require to be adjusted as new flood events are recorded. In estimating future flood return periods the potential implications of forecast future climate change need to be taken into account. Flood return periods are therefore commonly based on projected climate change to 2050.

Standards for Flood Protection

16.18 The effect of flooding will depend on the nature of the development and land use affected. For example the impact of flooding on people's lives is likely to be higher where residential property is flooded rather than, for example, factory premises. It is established practice that in setting levels of protection from flooding, these are assessed in terms of flood return periods described above. The insurance industry has suggested a template to define different categories of development and to look at the risk factors which determine

POL F2

NPPG 7 paras 5, 41,61

POL F4

POL F4

whether different types of development would be appropriate in particular risk areas. (See Appendix 3 of “The implications of climate change for UK insurers - an update and outlook to 2020”, David Crichton, (1999)).

16.19 In order to allow for a consistent approach towards flood protection, Policy F4 provides guidance on the levels of protection against flooding which will be sought by the Council. A 100 year return period is the minimum standard required by the Scottish Executive for flood prevention schemes which protect existing developments that were built prior to recent understanding of the effects of climatic change and experience of recent flooding problems. For new development the Council considers it to be desirable to aim for a higher level of protection than this minimum standard. Recent research published by the Scottish Executive, “Climate change: review of levels of protection offered by flood protection schemes” tentatively suggests that design levels of flood protection schemes should take into account climate change predictions. This could mean that rather than adopting a 100 year level of protection, the 200 year event should form the basis for design or that the potential for increasing the level of defences are built into schemes. Policy F5 uses the standard of protection set by the Scottish Executive for use in current flood prevention schemes as a minimum standard, and those set by the insurance industry are employed as targets for assessing the required standards of protection against the risk of flooding in new development. There will be a presumption that residential developments will be protected to the target 200 year flood return period level and to take account of projections of climate change by 2050, a 20% factor should be added to the determined flood flow quantities.

16.20 The Council will ensure that where flood prevention measures are required, they are designed, implemented and maintained to a standard acceptable to the Council. The recent research into levels of flood protection, to which reference is made above, advises that, in view of the uncertainty over predicting future flood levels, it may be advisable to allow for future raising of defences at minimum cost.

POLS F3a, F3e, F3f, F3g

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

Environmental issues and SUDS

16.21 Although SUDS are considered under the flooding topic within this Local Plan it must be emphasised that environmental and amenity objectives, in particular the quality of water discharged to water courses, are equally important in the consideration of SUDS. The evaluation of the need for SUDS and their design and implementation will therefore take account of environmental and amenity considerations as well as flooding issues.

POL F3e

16.22 SUDS are a newly developing area of expertise. Guidance on SUDS was issued by the Construction Industry Research and Information Association (CIRIA) in 2000. The document, “Sustainable Urban Drainage Systems: Design Manual for Scotland and Northern Ireland” has been endorsed by the Scottish Executive and also Scottish Water. It provides advice on the introduction of new methods to control surface water run-off as close to the origin as possible and before it runs into watercourses. The Scottish Executive have issued PAN 61 - “Planning and Sustainable Urban Drainage” which gives good practice advice on SUDS and complements the CIRIA Design Manual. The Structure Plan requires that appropriate provision of SUDS is made by the developer in new developments. It is important to emphasise that all proposals for development

SP Pol 9C iv
SP para 9.5 (iii)c

should take account of the potential effects which any surface water run-off can have on flooding elsewhere and the polluting effects which it can have on water courses and the soil. The use of SUDS does not apply only to areas which may be subject to a risk of flooding; any new developments can increase pollutants flowing into water courses and also increase flows downstream, and so increase the risk of flooding. This is particularly so for development on greenfield sites, but the downstream impacts can also be significant from brownfield sites where the existing drainage system may not have the capacity or be in a fit condition to accommodate additional surface water run-off.

16.23 SUDS assist in moderating the flow of surface run-off into watercourses, and thereby assist in alleviating flooding and help to reduce pollution and protect water resources. They can involve moving away from traditional piped drainage to engineering solutions that mimic natural drainage solutions. The Council is preparing a manual on SUDS which will provide further more detailed guidance on their design and implementation and will build upon the guidance contained in the CIRIA manual. In addition, guidance on the application of the flood risk criteria will be included thereby integrating the consideration of drainage and flooding within a “whole catchment” philosophy. The relevant aspects of this local guidance will be incorporated into the Local Plan when the guidance has been approved by the Council. For the time being, the Council will utilise the CIRIA Manual “Sustainable Urban Drainage Systems: Design Manual for Scotland and Northern Ireland” as the basis for setting requirements for SUDS.

Developer Contributions

16.24 In accordance with Policy Inf 1 and para 8.12, the Council will ensure that developers not only provide flood prevention measures but also make arrangements for continued maintenance. National planning guidance advises that, “Where the developer intends to provide flood defence works, either in full or as part of an overall scheme, responsibility for long term financing of maintenance should be agreed at the planning permission stage.” It suggests that Councils may consider entering into an agreement with developers under Section 75 of the Town and Country Planning (Scotland) Act 1997 to ensure continued maintenance commitments are met. Provision is made in the Structure Plan to give effect to the Council’s intentions. Structure Plan Policy 9C requires that developers make appropriate provision for infrastructure required to make a development proposal acceptable, to make provision for Sustainable Urban Drainage Systems, and also to make provision for the maintenance of such measures. Accordingly, where a developer provides flood prevention measures or Sustainable Urban Drainage Systems as part of a development proposal, the Council will require appropriate arrangements to be made for the continued maintenance of the measures. The arrangements must recognise and make provision for the complexity of potential maintenance requirements, including engineering works above and below ground, plant and equipment, land ownership, and ground maintenance liabilities. Where appropriate, this will be subject to an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997.

Flood Prevention Proposals

16.25 The Local Plan requires to make appropriate allocations of land for the programmed proposals of the Council. The Council is required by the Flood Prevention and Land Drainage (Scotland) Act 1997 to publish every 2 years, a report on flooding. Among other things the report provides a summary of the extensive works which the Council is undertaking to reduce the risk of flooding within Renfrewshire. The Local Plan requires to represent those proposals which have land use implications and which are prepared to

POL Inf 1, F3e

NPPG 7 para 62

SP para 9.5 (iii) (d)
SP POL 9C (i)

SP para 9.4

PROP F1

a stage where the extent of the scheme is fully identified. This accords with the Structure Plan which commits councils to identify specific requirements for flood defences. Flood Proposal 1 identifies one proposed flood prevention scheme which meets the above criteria. This is shown on the Proposals Map.

16.26 The Council has commenced the promotion of a Flood Prevention Scheme at North Renfrew on the River Clyde. The Council has agreed to appoint specialist consultancy services to advise on the promotion of the scheme. The proposed flood prevention scheme at North Renfrew, on the River Clyde, consists of two main elements:-

(a) A barrier, either a wall or earth bund, constructed from the existing Braehead Development to the area east of Renfrew Golf Club to prevent inundation of North Renfrew from tidal surges on the River Clyde; and

(b) A pumping station and diversion of surface water drains and watercourses to drain the area behind the barrier during flood events.

The target date for the publication of the Flood Order covering this proposal is summer 2004. Any land use implications resulting from this scheme will be taken into account in the future review and update of the Local Plan.

POLICIES

POLICY F1

Assessment of Development Proposals

a) The Council will assess applications for planning consent to establish the risk of flooding to which the development will be subject, the effect which the development will have on the risk of flooding elsewhere, and the effect on flood plains and flood attenuation areas.

(N.B. The application of this policy, particularly in relation to “Householder Planning Applications” is elaborated in paragraph 16.13)

Consultation Procedure

b) The Council will give specific consideration to the need to consult with the Scottish Environment Protection Agency (SEPA) in respect of flood risk arising from any application for planning consent which relates to land or premises where one or more of the following circumstances is known to apply or as otherwise determined by the Council:-

Area-Based Indicators. Where the proposal is:-

- a) within 50 metres of a flood event based on the 1984 and 1994 SEPA Flood Data;
- b) within 50 metres of a flood risk point based on the 1994 SEPA Flood Data;
- c) within 50 metres of a recorded occurrence of flooding held by the Planning and Transport Department;
- d) traversed by or within 50 metres of a water course;
- e) within 50 metres of an area of standing water, including lochs, ponds, water retention features and reservoirs;

TEXT REFERENCES

paras 16.7, 16.12

paras 16.8, 16.13-16.14

- f) at or below the 5 metre contour Ordnance Datum Newlyn;
- g) within 50 metres of a combined storm overflow location;
- h) traversed by or within 50 metres of a culvert greater than 900mm;
- i) shown as an area at risk of flooding in the Institute of Hydrology 100-year Flood Maps

Site-Based indicators. Where the proposal :-

- j) is likely to involve culverting, construction or diversion of a water course;
- k) involves development in or adjacent to a flood bank or any flood control structure or other existing or proposed flood prevention measure;
- l) involves raising land or other flood remedial measures in an area susceptible to flooding;
- m) may have an effect on flooding elsewhere in the catchment area;
- n) is within an area of previous hydrological study;
- o) is subject to representations which refer to a history of flooding on the site.

POLICY F2

Assessment of Development Proposals - Flood Risk Assessments

The Council will require a Flood Risk Assessment to be carried out by the applicant in respect of development proposals, on the basis of the Risk Framework set out in Scottish Planning Policy 7, where the Council considers it to be necessary, taking into account Policy F1 and advice from the Scottish Environment Protection Agency. A Flood Risk Assessment should:

- identify and quantify sources of flooding
- assess the risk to the proposed development
- assess risk to life
- describe how the risk is to be managed, if appropriate
- show that there will be no adverse impacts from works
- show how surface water discharge is to be managed in terms of flood risk
- show how flood prevention measures and other areas of the development will be able to be accessed and egressed during the flood event for which they have been designed
- specify and assess maintenance implications.

The Flood Risk Assessment will also require to adhere to the guidance on the “Requirements for Undertaking a Flood Risk Assessment” contained in Annex B of the SEPA - “Planning Authority Protocol on Flooding Issues”.

paras 16.7, 16.8,
16.15-16.16

POLICY F3: Fulfilment of Flood Prevention and Sustainable Urban Drainage Requirements

The Council will not grant planning consent for a planning application unless it meets the following requirements:

- a) The results of any Flood Risk Assessment relating to the development have been fully taken into account in the design and layout of the development and that flood protection measures are designed to the Council's satisfaction
- b) The development is not subject to an unacceptable level of risk of flooding and that the Council is satisfied that it can be adequately protected from the risk of flooding in accordance with the standards set in Policy F 4
- c) The development will not generate an unacceptable risk of flooding elsewhere
- d) The development will not have an adverse effect on or compromise the effectiveness of flood plains or flood attenuation areas
- e) Satisfactory provision is made for Sustainable Urban Drainage Systems
- f) Appropriate measures are agreed in respect of continued maintenance of the flood protection measures and Sustainable Urban Drainage Systems
- g) The design and layout of the flood defences, including culvert grilles, provide for satisfactory access by plant and personnel for management, monitoring and maintenance and that adequate rights of access across land is secured to allow for this.

paras 16.20

paras 16.5-16.6

para 16.5-16.6

para 16.6

paras 16.21-16.23

POL Inf 1
para 16.20 and 16.24

paras 16.20 and 16.24

POLICY F4: Standards of Flood Protection

The Council will employ the following standards of flood protection in the assessment of new development proposals. The assessment will include the need for access and egress for, among other things, evacuation, emergency vehicles and inspection and maintenance of flood prevention measures.

Where a development involves more than one use, the standard of flood protection set out below will apply individually to each use contained by the development or where it is not possible to separately identify flood protection standards for each component use, the standard for the use with the highest level of protection will apply to the whole development.

To take account of projections of climate change to 2050, a 20% factor should be added to the determined flood flow quantities. This factor should be applied unless alternative magnitudes are submitted to the satisfaction of the Council. In addition, a freeboard allowance should be added to provide increased confidence that the predicted level of protection will be met.

(A) Strategic Sites including hospitals, emergency services/centres, strategic supplies/sub-stations, telecommunications and other developments of a strategic nature which require to operate at times of flooding.

Paras 16.18 - 16.21

These will not be permitted in areas at risk from flooding. Consequently the risk of flooding will require to be fully assessed in respect of these types of development, if necessary through the preparation of a flood risk assessment.

(B) Residential developments.

The standards for residential developments will apply to houses and also associated garages. The design and layout of residential developments should provide for access by emergency services during flood incidents.

(i) Minimum Standard

The Council will require all developments to provide an absolute minimum level of protection for a 100 year return period with a freeboard allowance. (Guidance on freeboard allowance will be included in the Enhanced SUDS Guidelines.)

(ii) Desired Standard

Residential developments should provide flood protection to the standards set out below

Type of residential development	Desired level of flood protection
a) All residential development	200-year flood return period.
b) Sheltered housing	These will not be permitted in areas at risk from flooding.
c) Bungalows and ground floor flats with no access to upstairs	500-year flood return period.

(C) Other types of development

For other types of development proposal no specific return period is specified. In such cases the Council will assess the risk of flooding against the particular merits of the proposal. Particular consideration will be given to:-

- (i) specific locational requirements of the development and the availability of alternative locations.
- (ii) health and safety implications and the need for access, egress and evacuation. The Council will require specific consideration of, and provision of, measures to provide for these where:-
 - the development will attract the public especially vulnerable people such as children and old people (e.g. health centres and leisure centres)
 - large numbers of the public will gather and where evacuation routes are limited
 - hazardous materials are stored or processed.

PROPOSAL F1: Flood Prevention Scheme

Land shown on the Proposals Map is proposed for the construction of the Flood Prevention Scheme listed in Table F1.

para 16.25-16.26

Table F1 Flood Prevention Scheme

River Catchment	Location of Scheme	Status
R Gryffe	Crosslee	Flood Prevention Order Made February 2001. Start Spring 2002

17 Contaminated Land

OVERVIEW

17.1 As part of the Government's and the Council's commitment to sustainable development, the legacy of past contamination has to be dealt with, and new contamination prevented. Contamination can be caused by a variety of substances which pose an immediate or long-term threat to human health and the environment generally. Such contaminants may escape from the site to cause air, land or water pollution. The planning system has a key part to play in addressing these problems. The possibility of the existence of contamination must always be a consideration when assessing proposals for the development of land, and, when considering proposals for certain types of new development, there must be assurance that approval will not lead to contamination. Since July 2000, local authorities have had new duties under Part IIA of the Environmental Protection Act 1990 to inspect their areas to identify and remediate contaminated land, making it suitable for its current use. The role of the planning system is to ensure that land is suitable for its proposed use.

WHAT WE WANT TO ACHIEVE

17.2 Objective

To ensure that, in assessing development proposals, particularly involving brownfield land, the protection of the population and the general environment from the possible effects of contamination is given due consideration.

POL C1

17.3 The main objective of the Local Plan is to ensure that, in consideration of development proposals, particularly involving brownfield land, the protection of the health of the population and the general environment from the possible effects of contamination is taken fully into account.

17.4 The Council's approach in dealing with contaminated land is in line with national planning guidance which advises that planning authorities are expected to encourage and promote the re-use of brownfield land, including contaminated sites, and that possible remediation costs should not be a deterrent to allocating contaminated land for development.

PAN 33 paras 27, 30

17.5 The Council's strategy is also in accordance with the Structure Plan, within which one of the Guiding Principles for Sustainable Development is to give priority to the decontamination of derelict urban land.

SP - para 6.7

POLICY**POLICY C1: Consideration of Development Proposals involving Land which may be Contaminated**

The Council will, in assessing an application for development involving land which it considers may be contaminated, require the applicant to provide the necessary information to establish whether contamination is present. This shall be in the form of a report from a professionally qualified source, and shall describe the soil and ground conditions prevailing over the application site, including details of the nature, concentration and distribution of such contaminants. Should the application be approved, conditions will be attached to the consent to ensure that the necessary remediation action will be taken to remove or render harmless any contamination before the development proceeds.

paras 17.3-17.5

18 Noise

OVERVIEW

18.1 Noise can have a significant effect on the environment and the quality of life of individuals and communities. While the control of noise is primarily achieved through environmental protection legislation (Environmental Protection Act 1990 and the Control of Pollution Act 1974), the planning system has a role to play in preventing and minimising the impact of noise through its influence over the location and design of developments. Planning Advice Note 56 - “Planning and Noise” sets out government advice on the role of the planning system on the control of noise. It gives advice on a range of issues of which the planning authority should be aware, including recommended Noise Exposure Categories, which should be used when assessing the suitability of new residential development being located near to an existing transport related noise source. Council policy, which was approved in 1994, also gives standards for industrial and other stationary noise sources.

WHAT WE WANT TO ACHIEVE

18.2 Objective

To ensure that noise-sensitive developments are separated from major sources of noise.

18.3 The prevention and minimisation of noise which affects developments that are noise sensitive is important in order to achieve a standard which is appropriate for the particular use, and to ensure that a suitable and sustainable environment is created and maintained. The Council currently applies the noise standards contained within PAN 56 as a basis for dealing with transport related noise sources, and the 1994 Council-approved policy for other sources of noise including aircraft.

POLICY

POLICY N1: Noise Protection

The Council will protect noise sensitive developments (including housing, hospitals, educational establishments and offices) from the following sources:

Transport related noise: The standards contained in Annex 1 of Planning Advice Note 56 or any other standards subsequently approved by the Council, will be applied.

Aircraft noise and all other sources of noise: The standards approved by the former Renfrew District Council in 1994, or any other standards subsequently approved by the Council, will be applied.

POL N1

PAN 56 Annex 1

TEXT REFERENCES

para 18.3

19 Major-Accident Hazards

OVERVIEW

19.1 In 2000 the Scottish Executive issued new planning regulations on the control of major-accident hazards. The existing legislation required to be amended as a result of EC Directive 96/82/EC (the COMAH Directive). The regulations require planning authorities to adopt local plan policies with the objectives of preventing major accidents and limiting the consequences of any accident that should occur. These objectives should be achieved by adopting policies which maintain appropriate distances between relevant installations and residential and certain other areas, and, in the case of existing establishments, ensure that risks are not increased.

19.2 Renfrewshire Council, The Health and Safety Executive and the Scottish Environment Protection Agency are all involved in operating the legislative regime in respect of existing and proposed major-accident hazard sites. Further details of the procedures are set out in paragraph 19.4 below. Early contact with Renfrewshire Council in respect of any proposed hazardous development, or any development in the vicinity of an existing site is recommended. The number and location of sites will, of course, change over time. Information on the location of existing sites and their consultation distances can be inspected at the offices of the Council's Department of Planning and Transport and is also available from the Health and Safety Executive and the Scottish Environment Protection Agency.

WHAT WE WANT TO ACHIEVE

19.3 Objective

To minimise the risk to the public of a major accident posed by installations involved in the storage or processing of hazardous substances.

19.4 The Council's approach reflects the Government's objectives of preventing major accidents and limiting the consequences of any accidents that should occur, as set out in the relevant legislation. The Health and Safety Executive will notify the Council of the consultation distance relating to each installation involved in the storage or processing of hazardous substances, on the basis of risk to human health and safety. If appropriate, the Scottish Environment Protection Agency and Scottish Natural Heritage will recommend a consultation distance, based on the potential risk to the natural and built environment. Any planning application falling within the consultation distance will be subject to consultation with the relevant authority in order to establish whether there is an appropriate separation distance from the hazardous installation. Similarly, consultation will take place with the relevant authorities, should there be any proposed development involving a new hazardous installation or a modification to an existing one, with the objective of ensuring that an adequate separation distance is maintained from residential and other land uses.

The Planning (Control of Major Accident Hazards) (Scotland) Regulations 2000
Section 5
POL Haz 1
POL Haz 2

POLICIES

POLICY Haz 1: Control of Development involving New or Existing Hazardous Installations

The Council will not grant planning permission for any development comprising a new hazardous installation or modification of an existing hazardous installation falling within the scope of the relevant major-accident hazard legislation, if it will result in an unacceptable increase in the risk or consequences of a major accident to the surrounding population, or to places where significant numbers of people have occasion to gather (e.g. workplaces, educational or leisure establishments or transport links), or to areas of particular natural sensitivity or interest.

POLICY Haz 2: Control of Development Near to Hazardous Installations

The Council will take advice from the Health and Safety Executive in respect of any development proposals located within the consultation distance from a potentially hazardous installation notified to the Council as falling within the scope of the relevant major-accident hazard legislation. The Council will require an appropriate separation distance between the hazardous installation and residential areas, areas where significant numbers of people have occasion to gather, and areas of particular natural sensitivity or interest.

para 19.4

para 19.4