

Air Quality and Pollution	
Summary of Comments Received (respondent ref in brackets)	Council's Response
Unless and until Government guidance changes, contributions must meet guidance in Circular 1/97 and demonstrate that meet tests set out in Circular. Draft SPG goes beyond these. (26)	Contributions would only be sought for pollution mitigation measures or air quality monitoring where necessitated by the nature or scale of the proposed development, and would therefore meet the guidance in Circular 1/97.
Suggest that topic papers on public libraries, community and social service facilities, health care provision, recycling facilities, environmental enhancements, air quality, archaeology, conservation, public art, fire and rescue, crime and disorder are all amalgamated into no more than three topic papers. Subdivision complicates calculations, points of contact and clarity (3)	It is proposed that air quality and pollution issues be included in the Environmental Enhancements paper.
Policy OVS.3 has no mention of air quality and pollution, therefore query inclusion within SPG as no links to any policies of Local Plan.(4)	Policy OVS.3 provides a list of items that may be sought by means of developer contributions. The policy states that these are examples of what may be included; it is not an exhaustive list. OVS.3 does not therefore preclude contributions for other facilities.
Unclear as to significance of paper- suggest issues can normally be dealt with by condition and other legislation. (3)	Planning authorities may use planning obligations to restrict and control the effect that development might have on the environment. They may be used, in appropriate circumstances, where use of other controls or planning conditions would not suffice.
Paragraph 5.3 is unreasonable (12)	Every development will inevitably have some impact, however small. The phrase 'no detrimental effect' will be removed as this Topic Paper is incorporated with the Environmental Enhancements Topic Paper.
Paragraph 5.4 –recent guidance in PPG23, Appendix G does not prevent development, but outlines that new development should mitigate effect. (12)	The objective of seeking contributions is to mitigate the effect of development. Appendix G of the PPG23 Consultation Paper states that “it may be appropriate in some circumstances for the developer to fund mitigating measures ...to offset any increase in local pollutant emissions as a consequence of the proposed development, or to pay for the purchase of monitoring equipment. These measures could be

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<u>Thresholds</u>	
Contribution element sought from large areas flies in face of other topic papers, which argue that each and every development makes detrimental impact of some kind (3)	Every development will have some detrimental impact on air quality but it would not be reasonable to seek contributions unless a significant impact was envisaged that would warrant mitigation measures or monitoring. Paragraph 5.4 does point out that contributions may be sought on smaller sites where the location or nature of the development is felt to warrant monitoring. A site by site approach is required.
Some explanation and justification for thresholds set out in paragraph 5.4 should be provided (23, 12)	The guidance will be amended to say contributions 'normally' sought from large developments to allow for circumstances where they are not needed.
Paper lacks guidance eg what the Council consider to be a "significant impact"- size of development needs to be specified (12)	This needs to be considered on a site-by-site basis as there are several factors to consider; the direct impact of the development itself, the indirect effects from traffic generation etc. and the location of the development and surrounding land uses. It is not appropriate to specify a particular size – a site by site assessment is required.
<u>Processes</u>	
For 'brownfield' development, any contribution should be assessed against the impact of the lawful development of the site in order to penalise the redevelopment and regeneration of employment sites (27)	Any contribution would be assessed according to the likely impact of the proposed development, whether it be on greenfield or brownfield land.