

Natural Environment

Introduction

9.1 The natural environment is an important part of Nottingham's heritage and the effective protection of the environment is one of the four key objectives of the Government's sustainable development strategy, 'A Better Quality of Life' which was published in 1999. Those key objectives were re-iterated in the Government's Planning Policy Statement 12 (PPS12) Local Development Frameworks published in 2004.

9.2 PPS12 stresses that development plans should ensure that environmental considerations are taken into account comprehensively and consistently. The policies of this chapter are also in general conformity with Planning Policy Statement 9 Biodiversity and Geological Conservation (2005).

9.3 The City Council seeks to protect and enhance its limited areas of nature conservation significance. This Plan has an important role to play in reconciling the need for new development with the protection of the natural environment and the policies in this chapter indicate the importance which will be given to environmental matters in the consideration of planning applications.

Nature Conservation

NE1: Development in or likely to affect sites of Special Scientific Interest will be subject to special scrutiny.

Where such development may have an adverse effect, directly or indirectly, on the special interest of the site, planning permission will not be granted unless the reasons for the development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard such sites.

Where planning permission is granted, conditions and / or planning obligations will be sought to provide appropriate mitigation and compensation measures.

9.4 Local authorities are required by Government to take full account of nature conservation in decision making. Planning Policy Statement 9 'Nature Conservation' outlines the procedures for implementing the various laws governing nature conservation through the planning system.

9.5 Development in or reasonably assumed to be affecting SSSIs will be required to demonstrate reasons which clearly outweigh the nature conservation of the site and the national policy to protect such sites. As Nottingham has only 3 SSSIs (the boundaries of which are marked on the Proposals Map), and a commitment to maintaining and enhancing its protected sites, any such proposal is extremely unlikely. English Nature will be consulted over any development in or around SSSIs.

NE2: Development likely to have an adverse impact on the flora, fauna, landscape or geological features of a Local Nature Reserve (LNR), a Site of Importance for Nature Conservation (SINC) or other locally important sites will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the nature conservation value of the site.

Where planning permission is granted, conditions and/or planning obligations will be sought to provide appropriate mitigation and compensation measures.

9.6 Planning permission in or affecting LNRs, SINC or other locally important sites should only be granted if other material factors are sufficient to override nature conservation considerations, and if conditions can be imposed to prevent damaging impacts. The weight attached to the considerations will reflect the relative significance of the designation. Development in or affecting SSSIs will be required to demonstrate reasons which clearly outweigh the nature conservation of the site and the national policy to protect such sites. Where development is permitted which may damage the nature conservation value of the site or feature, such damage will be avoided, mitigated or compensated for (in that order).

9.7 The City Council will require an ecological assessment to be submitted with the application which sets out the likely impact of the proposal on nature conservation interests on and related to the site and provide details of how the development will avoid, mitigate and compensate for any damage to the protected site. It should be noted that negative impacts on protected sites may not be immediately obvious and potential longer term effects should be referred to.

9.8 The boundaries of the SSSIs and LNRs and the Biological and Geological SINC are identified on the Proposals Map. In Nottingham, all the sites of Ancient Woodland are included within the SINC. Locally important sites can include areas of waterways, ponds and small woods which act as wildlife corridors or stepping stones through the City. A comprehensive review of the SINC is being undertaken under the auspices of the Nottinghamshire Ecological and Geological Data Partnership. The current boundaries of the SINC are shown on the Proposals Map. It is recognised that the ecological value of sites changes over time and that new sites may come forward. It is intended that any additional sites identified or designated during the Plan period will also be protected through this policy. Further guidance is contained in the City Council's Nature Conservation Strategy and the Local Biodiversity Action Plan for Nottinghamshire.

9.9 The Local Biodiversity Action Plan for Nottinghamshire has been adopted by the City Council as a framework for work on nature conservation. Protecting habitats ensures the conservation of the wildlife which depends on them. In 1992 the City Council produced its own Nature Conservation Strategy for the City which identifies sites of importance for nature conservation as well as a network of wildlife reservoirs, corridors and links. It also includes SSSIs and LNRs which have statutory designation. This was supplemented in 2000 by a five-year implementation document to enable the City Council to protect, manage, promote and enhance sites and species of nature conservation importance.

Conservation of Species

NE3: Planning permission will not be granted for development which would have an adverse impact on species protected in law or their habitats or of special importance to Nottingham and Nottinghamshire, unless it is demonstrated that there is an overriding need for the development. Where planning permission is granted, planning conditions and/or obligations will be negotiated to ensure the favourable conservation status of the species.

9.10 As well as the requirements of Policy NE1 and NE2, it is necessary to consider species (e.g. badgers, bats and water voles) which are statutorily protected, through the protection of the Badgers Act 1992, the Conservation (Natural Habitats, etc) Regulations 1994, or the Wildlife and Countryside Act 1981 (as amended), wherever these species are identified.

9.11 Planning permission will only be granted if other material factors are sufficient to override the nature conservation considerations, and if conditions can be imposed to secure the protection of the species. Ecological assessments and full surveys of the affected species may be required. Additionally for species protected by the Conservation (Natural Habitats, etc) Regulations 1994 (European Protected Species), it must be demonstrated that:

- there is no alternative;
- it is required for reasons of overriding public interest of sufficient significance to outweigh the national level of protection;
- it will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status.

The species most likely to be encountered in Nottingham are bats (all species) and Great Crested Newts.

9.12 Changes to the above Habitats Regulations are likely to give the City Council a statutory duty for licensing works to habitats supporting European Protected Species in conjunction with granting planning permissions. This will involve English Nature as a statutory consultee in all protected species matters.

9.13 Some species are of particular importance in terms of the biodiversity of Nottingham and Nottinghamshire and are identified in the Local and National Biodiversity Action Plans. These include plants such as Yellow Figwort and Alexanders and animals such as the Red-tipped Clearwing moth and White-letter Hairstreak butterfly. The City Council's Natural History Museum maintains a full list of such species which is regularly reviewed in accordance with strict criteria.

9.14 A draft document on Biodiversity and Planning, is being produced by a partnership of organisations, including the City Council and the County Council. It aims to:

- provide advice on how the nature conservation policies in the Structure Plan and Local Plans can be delivered;
- guide developers on how they will be expected to take account of biodiversity in the design of new developments;
- inform others of the process and basis for the implementation of biodiversity principles.

Biological or Geological Sites of Importance for Nature Conservation

NE4: Planning permission for development which affects Biological or Geological Sites of Importance for Nature Conservation, which have been allocated for development in the Plan, or sites other than those covered by Policy NE1, NE2 and NE3 which are identified as supporting features of nature conservation interest, will be granted as long as measures are taken to:

- a) safeguard and protect flora and/or fauna ‘in situ’; or**
- b) where that is impossible provide suitable alternative habitats for the flora and/or fauna displaced by the development.**

9.15 Some sites identified under Policy NE2 as Sites of Importance for Nature Conservation are also identified as development sites by other policies in the Plan. These sites are shown on the Proposals Map and the relevant allocations are listed below:

Site:

Fairham Brook Nature Reserve	T11
Western Boulevard	T8.2, MU8.4
Nottingham to Beeston Canal, Eastside and Waterside Regeneration Zones	MU3.4, MU7.1, MU7.3, MU7.4
Beeston Sidings (part)	E2.15

9.16 The City Council aims to preserve features of nature conservation interest on the sites listed above and other sites which are subsequently identified as of interest. The proposed allocations will require the applicant to submit an environmental impact assessment, containing mitigation proposals and compensatory works and identifying residual impacts. Where planning permission is to be granted, these features will be incorporated into the design of the development by means of planning conditions or planning agreements to provide for the management, enhancement and maintenance of nature conservation features. Where this is not possible, suitable compensatory works will be required. As a last resort, if appropriate, the removal of features to alternative habitats nearby may be required, subject to assessment of the likelihood of translocation being successful.

Consideration of the above measures will take account of the views of English Nature, Nottinghamshire Wildlife Trust, the Environment Agency and other consultees as appropriate.

Trees

NE5: Existing trees will be protected, and the planting of additional trees secured, by:

- a) the imposition of planning conditions or negotiation of a planning obligation to offset the loss of, or impact on, any trees present on, or adjacent to, a site prior to development and to offset any loss of, or impact on, their contribution to amenity and other natural resources;**
- b) the development of the Greenwood Community Forest, where the City Council will encourage applicants for planning permission to provide trees or woodland planting as appropriate to the proposed development.**

9.17 Developers are advised to carry out tree surveys of development sites at an early stage to ensure that existing trees are identified and taken into account in the layout and design of the proposal.

NE6: Planning permission for development involving the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order will not be granted unless, in the opinion of the City Council, it is necessary for valid arboricultural reasons, or for the satisfactory development of the site. Where such consent is granted, replacement planting will be required to offset loss of visual and natural amenity.

9.18 The City Council recognises the importance of trees in the City not only for the contribution they make to improving air quality, by acting as filters to pollution, but also their contribution to nature conservation, amenity and townscape. Trees can form a very important element in the character of Conservation Areas, such as The Park and Mapperley Park. Further protection for trees in Conservation Areas and in other appropriate circumstances is afforded by the making of Tree Preservation Orders under statutory powers.

9.19 Good arboricultural reasons include pruning to maintain tree structure and health, to maintain the safety of the public and to avoid significant foreseeable damage to nearby structures. Where, in exceptional circumstances, consent for the removal of the tree is granted, conditions or a planning obligation will normally be required to ensure the suitable replacement of a tree or trees, to be planted on or near the site. A copy of 'saved' supplementary planning guidance on 'Trees in Development Sites' is available from the City Development Department. Developers are advised to carry out arboricultural surveys (and where appropriate, bat surveys) of development sites at an early stage to ensure that trees worthy of preservation are identified and taken into account in the layout and design of the proposal.

Landscape

NE7: Planning permission will not be granted for development that would damage or detract from the overall character and appearance of Mature Landscape Areas, as shown on the Proposals Map, prominent ridge lines or other important topographical or landscape features.

9.20 Development schemes should recognise the valuable contribution of landscape and topographical features to the overall character and attractiveness of the City.

9.21 Mature Landscape Areas (MLAs) have been identified in the Structure Plan and are defined as those areas of countryside least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry and associated infrastructure which need to be protected from further pressure on their landscape character. There are three MLAs within the City, at Bulwell Hall, Strelley and Clifton.

9.22 Interpretation of, and the effects of development on, prominent ridge lines or other important topographical or landscape features will be considered on the merits of the individual case.

Green Belt

NE8: Within the Green Belt, as shown on the Proposals Map, there will be a presumption against development for purposes other than:

- a) agricultural or forestry activities;**
- b) essential facilities for outdoor sport and recreation;**
- c) essential facilities for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;**
- d) limited infilling of existing developed sites;**
- e) the conversion of existing buildings, provided that any proposed extension or ancillary development would not be detrimental to the character or appearance of the Green Belt.**

9.23 There is a general presumption against inappropriate development within the Green Belt, in accordance with PPG2, 'Green Belts'. The fundamental aim of this policy is to maintain the openness of the Green Belt. Planning applications for ancillary buildings required in association with those uses listed in Policy NE8, and which cannot be provided satisfactorily through the conversion of existing buildings, will be considered on their merits against Green Belt objectives as set out in PPG2.

9.24 A Strategic Sustainability Assessment of the Nottingham - Derby Green Belt in the East Midlands Region was undertaken in 1999 as part of the preparation of the regional planning guidance. The study recommends that Green Belt boundaries be revised to allow for the sequential approach to development, unless the purposes of Green Belt are clearly being served by its retention. A limited amount of Green Belt is included within the City, and Green Belt designation was reviewed at the time of the 1997 Local Plan. Further modifications to the Green Belt boundary are not felt to be appropriate in this Plan.

Pollution

NE9: Planning permission will not be granted for development which would generate pollutants that would cause significant detriment to the users of the development, users of the adjoining land, or the environment; or where the level of existing pollutants would be a danger to users of the proposed development.

9.25 Planning Policy Statement 23 Planning and Pollution Control, stresses the importance of focussing on any potential for pollution which may affect the current and future uses of land. It includes details of the legislative controls outside the planning system which apply to air and water quality. Policy NE9 is in general conformity with PPS23.

9.26 Pollution in the form of air pollutants, noise or light can be prejudicial to human health and to the natural environment or can cause nuisance. It is therefore important to consider the risks and reduce unnecessary dangers arising from increased exposure to pollution.

9.27 Careful design, siting and landscaping can help to reduce the impact of pollution. Planning permission may be granted, where appropriate, subject to conditions to ensure the effects of pollution are minimised to an acceptable level or as regulated by legislation.

9.28 Government guidance, PPG24 'Planning and Noise', underlines the importance of taking into account the impact of activities which generate noise and gives detailed guidance on the assessment of noise from different sources. Although other regulations exist to deal with individual cases of noise nuisance it is also appropriate to use planning powers to ensure that forms of development likely to repeatedly infringe those regulations are avoided.

9.29 Light pollution can not only cause nuisance to residential occupiers, but also create a hazard to road safety and adversely affect the character of the surrounding area. Lighting should therefore be designed to minimise glare and spillage. Applicants may be required to submit supporting information to demonstrate that these issues have been adequately addressed. Impact of lighting apparatus on visual amenity should also be minimised through design and painting where necessary.

Water Quality and Flood Protection

NE10: Planning permission will not be granted for development which would:

- a) **result in damage to, or degradation or depletion of, surface waters or groundwater; or**
- b) **be likely to impede the flow of flood water or deprive the river system of flood water storage area within the areas of washland shown on the Proposals Map; or**
- c) **increase the risk of flooding; or**
- d) **be at risk of flooding itself; or**
- e) **compromise access to the watercourse for maintenance or flood defence purposes.**

If the principle of development is acceptable then the implementation of compensatory measures (including sustainable surface water discharges) will be required to offset any potential adverse effects of the development on the water environment and associated lands.

9.30 The water environment is a key natural resource which requires stringent protection from potentially harmful effects of new development.

9.31 Groundwater is a very important source for water supply and the base flow in local watercourses. Contamination of groundwater by pollutants is often irreversible. It is therefore important to resist proposals which would threaten the quantity and quality of groundwater or, where appropriate, grant planning permission subject to conditions to safeguard groundwater resources from the effects of development. For example, it will be important to ensure the provision of oil/petrol interceptors where appropriate within new development such as car parks, to safeguard against contaminating site drainage. The Environment Agency has identified Source Protection Zones, located within these aquifers, which form catchments for specific water supplies and are therefore particularly vulnerable to potentially polluting land use activities. The Environment Agency publication 'Policy and Practice for the Protection of Groundwater' provides guidance on the acceptability of development in relation to groundwater resources.

9.32 PPG25 refers to the need for flood risk assessment. A risk assessment may be required for the development of any site within an area of risk shown on the Environment Agency's Indicative Floodplain Map. The request for a flood risk assessment will be unlikely in areas defended to withstand a 1 in 100 year event but will be made on a site-by-site basis. Applications for development in undefended areas should be accompanied by a Flood Risk Assessment. PPG25 Appendix F provides details of the information required. It is recommended that prospective developers contact the Environment Agency prior to the submission of a planning application in order to agree the scope of a Flood Risk Assessment.

9.33 The following sites lie within the 1% area of flood risk (PPG25, para. 30, Category 3a): E2.1, E2.3, E2.4, E1.3, H1.11, MU7.1, MU7.2, MU7.3 and MU7.4. The onus is on developers to prepare site specific Flood Risk Assessments. The full extent of the 1% area of flood risk is available from the Environment Agency.

9.34 The Proposals Map identifies the washland areas which are allowed to flood in a 1 in 100 year (1%) storm event in order to protect the built up areas of the City from floodwater. It is essential to maintain strict control over development on the washlands of the River Trent, Day Brook and Fairham Brook in order to prevent flooding elsewhere. Whilst a small development in a washland area might only have a minimal impact on floodwater flow and storage capacity, the cumulative effect of a number of such developments could be critical. Built development in these areas will be wholly exceptional and limited to essential infrastructure that has to be there.

9.35 However, flood risk management involves the whole catchment area of the river system and it is possible that new development outside the washland areas may lead to unacceptable changes in the rate and volume of surface water run-off, in which case the City Council, as advised by the Environment Agency, will use planning conditions or obligations to ensure adequate compensatory measures, on or off-site are carried out. These could include, for example, new flood defences or adequate storage measures. Management of surface water discharge should be given careful consideration in all new development and the use of Sustainable Drainage Systems (SuDS) will be encouraged in all new development.

Hazardous Installations

NE11: Planning permission for development at hazardous installations or involving the use, transmission or storage of hazardous substances will not be granted where there would be unacceptable health and safety risks to the users of the development, users of adjoining land or to the environment. Within the consultation zones around hazardous installations and notifiable pipelines, as shown on the Proposals Map, planning permission will be granted where the nature and severity of the risks presented by the hazardous installation are acceptable in the context of existing and potential uses of land within the consultation zone.

9.36 Certain sites and pipelines are designated as notifiable installations due to the hazardous substances present. The consultation zones around these sites and pipelines are shown on the Proposals Map. The consultation zones are specified by the Health and Safety Executive in order to control development in the vicinity of these sites for reasons of public safety.

9.37 Under the Planning (Hazardous Substances) Act 1990 consent is required for the storage and use of certain toxic, highly reactive, inflammable or explosive substances in excess of the controlled quantities set out in the accompanying regulations: Planning (Hazardous Substances) Regulations 1992. However, compliance with these regulations cannot ensure that there will not be any residual risk of an accident. The City Council therefore has to assess whether such a risk is acceptable and attach appropriate conditions to planning approvals to adequately address that risk.

9.38 In determining applications for development at hazardous installations and within their consultation zones the City Council will take into account:

- the advice of the Health and Safety Executive;
- any existing or proposed development, and any extant planning permission, on or within the vicinity of the application site;
- the implications of the proposed development for the local economy and employment;
- the nature of the hazardous installation and the nature of the proposed development;
- the impact on the environment;
- the anticipated number of users of the proposed development;
- the hours of use of the proposed development.

9.39 Within the consultation zones the City Council will consider making directions under Article 4 of the General Development Order 1995 to control changes of use which would result in a material increase in the numbers of persons working within or visiting the notified areas and being exposed to a significant safety hazard.

Derelict and Contaminated Land

NE12: Planning permission for development on, or adjoining, areas of contaminated, unstable or derelict land will be granted where it has been demonstrated that the site can be developed without health or safety risks to the users of the development and to the users of adjoining land. Where the principle of development is acceptable then appropriate planning conditions will be applied, or planning obligations negotiated, relating to any necessary remedial or monitoring measures.

9.40 Derelict land is disused and usually has been so damaged by a previous use that redevelopment costs are significantly increased. Contaminated land is land which, by reason of substances in, on or under the land, is causing, or is likely to cause significant harm to humans, other living organisms, ecological systems, controlled waters or property.

9.41 The City has a limited land supply and it is therefore important to maximise the potential of underused land and previously used vacant and derelict land for new development. The recycling of such sites will contribute to a more sustainable pattern of development and towards meeting the Government's targets for the proportion of new development to be accommodated on these so-called 'brownfield' sites, which is referred to further in the Housing chapter.

9.42 The Government's approach to re-use of contaminated land is referred to in PPS23 Planning and Pollution Control and stresses that land contamination is a material planning consideration in the preparation of development plan documents and in taking decisions on individual planning applications. The City Council has published a Contaminated Land Strategy which takes a strategic approach to identifying contaminated land and enables prioritisation of sites requiring remediation.

9.43 Proposals for the re-use of contaminated land should, where appropriate, include details of the nature and extent of contamination and any remedial measures required. Developers should consider early consultation with the Environment Agency with regard to risk assessment to determine the seriousness of the impact of any contamination on groundwater and watercourses. Policy NE10 seeks to protect the water environment, including the groundwater system.

9.44 Some derelict sites may have been re-colonised by plants and wildlife to form semi-natural habitats of nature conservation interest and proposals to reclaim such sites may involve loss of these habitats. Careful consideration must, therefore, be given to safeguarding nature conservation interest and this is addressed in Policy NE4.

9.45 Similarly, consideration should be given to the site's historical legacy, dealt with in Built Environment Policy BE16.

9.46 The effects of instability on development and land use and the need for it to be taken into account in the planning process are outlined in PPG14 'Development on Unstable Land'.

NE13: Planning permission will not be granted for development likely to result in site contamination or dereliction unless the City Council is satisfied that controls under other legislation will adequately alleviate the problem, or unless planning permission is subject to conditions which:

- a) ensure adequate measures are incorporated to protect the users of the development, the users of adjoining land, other living organisms, ecological systems and the environment from harmful effects of the contamination or dereliction, and / or**
- b) require an appropriate remediation scheme for the site to enable future development to take place when the proposed activity has ceased.**

9.47 In circumstances where planning permission is granted for development which will result in contamination or dereliction despite protective measures, the restoration of the site in accordance with an agreed scheme will be required. An appropriate remediation scheme will be determined with reference to:

- the nature and extent of the contamination and dereliction;
- 'suitable for use' principles regarding the required future use of the site;
- which will reflect land use supply circumstances at the time;
- the urgency of remediation in the light of the above two points.

Energy

NE14: Planning permission will be granted for development of renewable energy schemes where the proposals:

- a) do not cause significant harm to the local environment; and**
- b) will not unacceptably affect the amenity of neighbouring occupiers by reason of, for example, noise emission, visual dominance, reflected light or shadow flicker.**

9.48 It is now widely accepted that climate change is occurring and will continue to do so, with emissions of 'greenhouse' gases to the atmosphere being a key factor causing this. The use of renewable energy sources, such as solar, wind, water and biomass, could reduce greenhouse gas emissions as well as enabling businesses to reduce their energy costs. The Government's target is for 10% of national grid connected electricity requirements being met from renewable sources by 2010 and 20% by 2020.

9.49 Planning Policy Statement 22 'Renewable Energy' requires local authorities to consider the contribution their areas could make to meeting energy needs through renewable sources (whether grid connected or stand alone). It also suggests that policies should promote and encourage the development of renewable energy sources and recognise their full range and potential.

9.50 Policy NE14 balances encouragement of the use of renewable energy in development with mitigation of possible adverse effects on local amenity. Renewable energy schemes will be particularly welcome where they will aid the re-use of derelict sites, or provide for or enable sustainable developments within the urban area.

9.51 The greatest potential for using renewable energy in the City is through the incorporation of passive solar design and active solar technologies into developments. Consideration of such measures at the start of the design process should enable them to be incorporated in a way which does not compromise other important design issues which are referred to in the Built Environment chapter.

9.52 Energy efficiency is equally important in reducing 'greenhouse' gas emissions. The City Council will encourage development which makes full use of a wide range of energy efficiency and conservation techniques to exceed the minimum standards required by the Building Regulations. In the early stages of the development process consideration should be given to maximising energy efficiency through design, siting and orientation.

9.53 The City Council intends to produce planning guidance on renewable energy and energy efficiency to provide further advice on fully utilising opportunities to include energy efficiency measures and the use of renewable energy in development.

Waste

Waste Implications of Major Development

NE15: Planning permission for development, which is likely to generate significant quantities of waste or waste which is hazardous, will not be granted unless information is provided on how waste will be effectively managed.

9.54 The Nottinghamshire and Nottingham Waste Local Plan was adopted in January 2002. It is part of the Development Plan for the City of Nottingham and reference should be made to it for detailed guidance and further information on policies and proposals regarding waste issues.

9.55 Policies on waste have had regard to national planning policy guidance. PPG10 'Planning and Waste Management' (now replaced by Planning Policy Statement (PPS) 10 Planning for Sustainable Waste Management) indicated that the land use planning system has an important role to play in achieving sustainable waste management and it should provide a planning framework which enables adequate provision to be made for waste management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation.

9.56 The Government's National Waste Strategy in May 2000 and published amendments has now set national targets for municipal waste and statutory local recycling targets for household waste.

9.57 The strategy of the Waste Local Plan promotes options at the top of the waste management hierarchy such as waste minimisation, reuse and recovery and encourages waste managers to minimise environmental impact. The emerging Waste Local Development Framework will address the latest guidance on self-sufficiency and the proximity principle.

9.58 The City Council is developing an Integrated Waste Management Strategy. The Strategy will address the full range of issues concerning waste management, including initiatives to meet statutory targets and future landfill allowances. It is developing alongside Government policy initiatives and increasing legislation. The Strategy will emphasise the importance of waste minimisation, reuse, recycling and composting in line with Government policy.

9.59 Some development proposals can give rise to hazardous waste or significant amounts of waste and it is important that these impacts are fully addressed at the outset of the development process.

9.60 Hazardous waste or significant quantities of waste are those that require special storage and collection beyond regular commercial collection levels.

9.61 PPS 10 states that the land use planning system should ensure that opportunities for incorporating re-use and recycling facilities in new developments are properly considered. As a result planning applications for development schemes which are likely to generate significant amounts of waste will be expected to provide details of how that waste will be managed. Wherever possible, the developer should seek to provide recycling facilities within the development and provide details as to how such facilities will be managed.

9.62 Information on the waste implications involved should also have regard to the waste that may be generated during the construction phase. The developer should seek to minimise waste and manage waste in the most sustainable manner possible in line with the strategy of the Waste Local Plan.

Minerals

NE16: Planning permission for mineral workings or reworkings will be granted where:

- a) there are no unacceptable environmental or other impacts arising from mineral extraction;**
- b) prior extraction of minerals would not unreasonably delay other development; and**
- c) a full and comprehensive restoration and aftercare scheme is agreed with the City Council.**
- d) any reworking of existing minerals are clearly shown to have no detrimental effect on local communities.**

9.63 Decisions on applications for minerals developments will also have regard to Minerals Planning Guidance Notes and relevant policies in the Structure Plan and regional planning guidance.

9.64 The built up nature of the City means that there are unlikely to be any opportunities for mineral extraction over the course of the Local Plan period. If any applications do arise they will require a strong justification which will need to have regard to the measures that will be put in place to ameliorate the environmental effects of undertaking the activity as well as the restoration and aftercare measures which will be put in place upon completion of the activity.

9.65 Any reworking of existing minerals or new mineral extraction must be balanced against the impact of mineral workings on the environment. Mineral activity can also have a detrimental effect on local communities bringing problems of noise, dust and heavy lorry traffic sometimes over a period of many years. However, opportunities may arise where previously worked mineral reserves may be reworked as part of a development scheme and the City Council may consider granting planning permission for such schemes when the proposal is of a short term nature and would result in long lasting benefits to the community and to the environment.