

**OLDHAM METROPOLITAN BOROUGH COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK**

**CONTAMINATED LAND  
SUPPLEMENTARY PLANNING DOCUMENT**

**FINAL CONSULTATION STATEMENT**

**JUNE 2007**

*The Council will arrange for this document to be made available in alternative formats including large print, electronically, and community languages if requested, and if appropriate. Please ring 0161 770 4151, 4163 or 4139 for further information*

વિનંતી કરવાથી, કાઉન્સિલ દ્વારા આ દસ્તાવેજ વિવિધ રૂપમાં ઉપલબ્ધ કરવામાં આવશે. દા.ત., મોટા છાપેલાં અક્ષરોમાં, સીડી કે ઓડિયો ટેઈપ પર અને વિવિધ સમાજની ભાષાઓનો સમાવેશ થાય છે. કૃપા કરી, વધારે માહિતી માટે, 0161 770 4151, 4163 અથવા 4139 નંબર પર ફોન કરો.

કાઉન્સિલ, এই દલિલટિકે અનુરોધ સાપેક્ષે એવં યદિ ઉપયુક્ત હય-અન્યાન્ય ઢાવે પાઠયાર વ્યવસ્થા કરવે, યાર અસ્તુરૂક્ત હલ વડુ અક્ષરે, ઈલેક્ટ્રોનિકઢાવે એવં કમિડીનિટિર વિભિન્ન ઢાષાય । દયા કરે આરઠુ વિસ્તારિત તથેર જન્ય ટેલિફોન કરન 0161 770 4151, 4163 અથવા 4139 એઈ નમ્બરગુલોતે ।

اگر مانگ ہوئی اور مناسب ہو تو کونسل اس دستاویز کو موٹی لکھائی، ٹیپ یا سی ڈی وغیرہ اور کمیونٹی کی زبانوں میں بھی فراہم کرنے کا انتظام کرے گی۔ مزید معلومات کیلئے 0161 770 4151 یا 0161 770 4163 یا 0161 770 4139 پر فون کریں۔

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## **1. Introduction**

- 1.1 The Council is required to prepare its Supplementary Planning Documents (SPDs) in accordance with procedures set out in the Town and Country Planning (Local Development) (England) Regulations 2004. Regulation 17 requires that, before an SPD is adopted, a Consultation Statement be prepared setting out who was consulted in connection with the preparation of the SPD, how they were consulted, a summary of the main issues raised in those consultations and how those issues have been addressed in the SPD.
- 1.2 The SPD has also been prepared and consulted upon in accordance with the Council's adopted Statement of Community Involvement.

## **2. Consultation on the draft SPD**

- 2.1 The SPD was drawn up by officers in the Council's Environmental Services Directorate (Environmental Protection section) and Regeneration Directorate (Strategic Planning and Information section). The aim of the SPD is to provide guidance on the implementation of UDP policy NR1.6 Contaminated Land which itself was subject to consultation and Sustainability Appraisal as part of the UDP review process (2000-2006).
- 2.2 As required by The Planning and Compulsory Purchase Act 2004 the Council carried out a sustainability appraisal alongside the preparation of the SPD. This process incorporated the requirements of the European Commission Directive 2001/42/EEC which requires a Strategic Environmental Assessment of SPDs. The first stage of this process was the production of a Scoping Report. This involved an initial evidence gathering exercise and the identification of Plan and Sustainability Objectives. The Scoping Report is included as appendix 1 to the Sustainability Appraisal.
- 2.3 As part of the Scoping Report process the Council consulted the Environment Agency, the Countryside Agency, English Nature, English Heritage, Government Office North West, Oldham Partnership, North West Regional Assembly and the Northwest Regional Development Agency by letter. This consultation was carried out for five weeks between 23 May and 23 June 2006.
- 2.4 The Council also consulted the following key stakeholders by letter over the same period: Greater Manchester Strategic Health Authority, Home Builders Federation, British Geological Survey, Centre for Ecology and Hydrology, Greater Manchester Waste Disposal Authority, British Gas and Greater Manchester Geological Unit.

- 2.5 Appendix 1 summarises the comments received to the Scoping Report and the Council's responses.
- 2.6 The Council also carried out an Equalities Impact Assessment on the SPD in order to assess the potential impact of the SPD on the various equalities categories in the Borough. This was carried out by officers in the Strategic Planning and Information section on 16 October 2006. An officer in the Council's Equalities and Diversity Unit was consulted on the process involved. The resulting document is available alongside the SPD.
- 2.7 The Council also carried out a Habitats Regulations Assessment as required under Article 6(3) and 6(4) of the Habitats Directive as implemented by the Habitats Regulations 2006. This involved an ongoing period of consultation with the Greater Manchester Ecology Unit and Natural England. A copy of this Assessment is available alongside the SPD.

### **3 Formal Public Consultation**

- 3.1.1 The draft SPD was subject to a period of formal consultation from 31 January 2007 to 14 March 2007.
- 3.2 Appendix 2 contains a list of specific Consultation Bodies and Government Departments that were invited by letter or email to comment on the draft SPD and its supporting documents.
- 3.3 Appendix 3 contains a list of other Consultees that were invited to comment on the draft SPD and its supporting documents.
- 3.4 A public notice was published in the Oldham Evening Chronicle on 31 January 2007 and a press release with details of the SPD was issued.
- 3.5 The SPD and its supporting documents were available on the Council's website: [www.oldham.gov.uk](http://www.oldham.gov.uk)
- 3.6 The SPD and its supporting documents and comments form were available at public libraries, (at Uppermill they were available at Saddleworth Museum as the library was temporarily closed), the Civic Centre One-Stop Shop and Level 12 Planning Reception and Oldham Business Centre, Cromwell Street.
- 3.7 All Oldham MBC Councillors and The Oldham Partnership were sent a copy of the draft SPD and its supporting documents.
- 3.8 A letter or email was sent to those individuals and organisations on the LDF mailing list, and those that had expressed a particular interest in the SPD, explaining that the document was available for consultation.

#### **4. Responses to Consultation**

4.1 Appendix 4 contains a summary of the representations received to the draft SPD, and its supporting documents, and the Council's response.

Appendix 1

**Consultation on the Scoping Report – Comments Received and Council’s Response**

<b>Respondent</b>	<b>Issue</b>	<b>Council Response</b>
GONW	The scoping report appear to cover the main areas indicated in the Government guidance and we do not wish to make any specific comments	Noted.
English Heritage	It is not clear to what extent any SEA screening has been undertaken to assess whether there will be significant environmental effects of the SPD	The Council decided to carry out a Sustainability Appraisal incorporating the requirements of the SEA Directive from the outset, so ensuring that any potential environmental impacts can be assessed alongside any economic and social effects. Therefore the screening process was not considered necessary.
	Contaminated land, by its very nature, often coincides with areas of significant archaeological interest or potential. It is therefore important that the SA/SEA fully addresses this issue in order to fulfil the purpose of the SEA directive “...to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with view to promoting sustainable development..” article 1 (the SEA Directive)	Experience to date within the Borough has not indicated that Contaminated Land “Sites of Potential Concern” as defined in BVPI 217 compromise areas of real or potential archaeological interest.

	<p>Other relevant policies should include PPG15 and PPG16. A thorough approach to archaeological and historic buildings assessment and evaluation based on the principles set out in PPG's 15 and 16 can provide useful baseline information and help inform choices about remediation options. You are advised to consult the Greater Manchester Sites and Monuments Record/ Historic Environment Record.</p>	<p>The Scoping Report will be amended to include reference to PPG15 and PPG16.</p> <p>The Greater Manchester Geological Unit was consulted on the Scoping Report, and will be consulted again on the draft SPD and SA Report.</p>
	<p>Baseline information should cover all designated historic assets together with potential impacts on non-designated features of local historic or architectural interest and value since these can make an important contribution to creating a sense of place and local identity.</p>	<p>Noted, however as reported in the Scoping Report it is impossible to provide an exhaustive list and the data selected has been carefully chosen to focus on those areas that have most relevance to the topic.</p>
	<p>It is important for the SA framework to explicitly cover the historic environment. The following objectives are suggested:</p> <ul style="list-style-type: none"> <li>• Protect, enhance and manage sites, features and areas of archaeological, historical and cultural heritage importance.</li> <li>• Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.</li> </ul>	<p>The UDP recognises the importance of the historic environment, within the Borough's context, and has specific policies to cover this area of planning. It is not proposed to include the suggestions as specific objectives for the Contaminated Land SPD</p>
<p>Northwest Regional Development Agency</p>	<p>We are pleased to see reference to the latest (2006) Regional Economic Strategy in the summary of plans. Additionally, we feel it would be helpful for the Scoping Report to refer to action 84 within the</p>	<p>It is acknowledged the Scoping Report should refer to this action in the RES. It is also proposed to reconsider SA Objective B to include wider end uses</p>



	RES which aims to develop new uses for brownfield land including housing and the creation of new strategic greenspace	rather than just development as a result.
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## Appendix 2

### **Specific Consultation Bodies and Government Departments Consulted on SPD**

The following specific consultation bodies were consulted by the Council in accordance with the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development)(England) Regulations 2004 and the Council's adopted SCI:

- The Regional Planning Body (North West Regional Assembly)
- The Environment Agency
- The Historic Buildings and Monuments Commission for England (English Heritage)
- Natural England
- The Highways Agency
- Local Planning Authorities, County Councils or Parish Councils, any part of whose area is in or adjoins the Borough
- A Regional Development Agency whose area is in or adjoins the Borough
- Any person to whom the electronic communications code applies by virtue of a direction given under Section 106 (3) (a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the area of the Borough
- The Strategic Health Authority
- A person to whom a licence has been granted under the Section 6(1)(b) or (c) of the Electricity Act 1989
- A person to whom a licence has been granted under Section 7(2) of the Gas Act 1986
- A sewage undertaker
- A water undertaker

### **Government Departments**

The Government Office for the North West was consulted by the Council and was the first point of contact for consultation with the following Government Departments:

- Department for Communities and Local Government (DCLG)
- Department for Culture, Media and Sport (DCMS)
- Department for Education and Skills (DfES)
- Department for Environment, Food and Rural Affairs (Defra)
- Department of Trade and Industry (DTI)
- Department for Transport (DfT)
- Home Office

In addition, the Council also consulted the following Government Departments:

- Department of Health (through Regional Public Health Group)
- Ministry of Defence
- Department of Work and Pensions

- Office of Government Commerce (Property Advisers to the Civil Estate)

## Appendix 3

### **General and Other Consultees**

The following general consultation bodies were consulted by the Council in accordance with the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) Regulations 2004 and the Council's adopted SCI:

- Voluntary bodies some or all of whose activities benefit any part of the Borough
- Bodies which represent the interests of different racial, ethnic or national groups in the Borough
- Bodies which represent the interests of different religious groups in the Borough
- Bodies which represent the interests of disabled persons in the Borough
- Bodies which represent the interests of persons carrying out business in the Borough

### **Other Consultees**

The Council also consulted the following agencies and organisations:

- Age Concern
- Airport Operators
- British Chemical Distributors and Traders Association
- British Geological Survey
- British Waterways, canal owners and navigation authorities
- Centre for Ecology and Hydrology
- Chambers of Commerce, local Confederation of British Industry and local branches of Institute of Directors
- Church Commissioners
- Civil Aviation Authority
- Coal Authority
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- Commission for Racial Equality
- Crown Estate Office
- Diocesan Board of Finance
- Disabled Persons Transport Advisory Committee (now part of the Inclusive Environment Group)
- Electricity, Gas and Telecommunications Undertakers, and the National Grid Company
- Environmental groups at national, regional and local level, including:
  - (i) Campaign to Protect Rural England (Lancashire branch only)
  - (ii) Friends of the Earth
  - (iii) Royal Society for the Protection of Birds
  - (iv) Wildlife Trusts
- Equal Opportunities Commission
- Fire and Rescue Services
- Forestry Commission

- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Councils
- Local Agenda 21 including:
  - (i) Civic Societies
  - (ii) Community Groups
  - (iii) Local Transport Authorities
  - (iv) Local Transport Operators
  - (v) Local Race Equality Councils and other local equality groups
- National Playing Fields Association
- National Trust
- Network Rail
- Passenger Transport Authorities
- Passenger Transport Executives
- Police Architectural Liaison Officers / Crime Prevention Design Advisors
- Port Operators
- Rail Companies and the Rail Freight Group
- Regional Housing Boards
- Regional Sports Boards
- Road Haulage Association
- Royal Mail Group plc
- Sport England
- The Home Builders Federation
- Traveller Law Reform Coalition
- Water Companies
- Women's National Commission

### **LDF Mailing List**

The Council also notified those individuals and organisations on the LDF mailing list that consultation was underway on the draft SPD and accompanying documents.

Appendix 4

**Responses to Consultation on Draft SPD and Supporting Documents**

Comments with reference number ending in SPD relate to the draft SPD, those ending in SA relate to the Sustainability Appraisal, those ending in HRA relate to the Habitat Regulations Assessment.

<b>Individual/ Organisation</b>	<b>Reference Number</b>	<b>Summary of Representations</b>	<b>Council's Response</b>
Ministry of Defence.	054/CL/001/SPD	No Comments.	None required.
Health and Safety Executive	103/CL/001/SPD	Supports the approach to set out clearly the measures required to remediate contaminated land.  Maybe useful to indicate that information supporting the application should be passed to the relevant planning co-ordinator and principal contractor under the Construction Design and Management Regulations 2007.	Support noted.  Sentence in line with comment added at paragraph 8.27.
Kirklees MBC	013/CL/001/SPD	No Comments.	None required.
Sport England	125/CL/001/SPD	Paragraph 4.2 refers to paragraph 13.33 of the UDP and the delivery of a remediation programme. The SPD makes no further reference to this. Such a programme/strategy would set a context for supporting remediation schemes, provide a priority for action and support to schemes.	The Council has a Contaminated Land Strategy, which is separate to the SPD, where potentially contaminated land sites have to be prioritised, risk assessed and investigated if found to be contaminated & causing significant harm. The purpose of the SPD is to support planning applications on a site by site basis and therefore make the site suitable for use and once redeveloped unlikely to be looked at under Part 11a of the Environmental

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		<p>Figure 1 Appendix 1 CLR11 Process Flowchart and the flow chart on model procedures for land contamination could make reference to a strategy / programme, and linkages with other associated strategies and programmes - e.g. PPG17 based assessments of need for the provision of public open space, playing fields and sports facilities - which can influence the delivery of remediation and the type of options considered.</p> <p>Paragraphs 8.17 and 8.19 should have regard to such linkages, as the acceptable/unacceptable after use of a site will be affected by the land value associated with the planned after use. It will influence the remediation options considered and how a suitable condition of use is arrived at.</p> <p>The Site Verification Report, (paragraph 8.25), could indicate unacceptable types of uses. The report could express a criterion for dealing</p>	<p>Protection Act 1990.</p> <p>CLR 11 and other CLR documents are the current Government guidance (DEFRA / Environment Agency) for remediation of contaminated land under Part 11a of the Environmental Protection Act 1990.</p> <p>All sites are assessed on their individual merit and remediated to a standard suitable for their proposed end use.</p> <p>It is not the purpose of the SPD to determine the end use of sites.</p>

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		with applications submitted for a more sensitive end use such as playing fields.	
Sport England	125/CL/001/SA	<p>The List of Abbreviations should cross-refer with the Glossary to give meaning to the document titles.</p> <p>Stage A refers to 'setting the context'. Table 1, paragraph 4.1, paragraph 3.1 also makes reference to linkages to programmes. This supports the need to apply information about programmes in the SA and SPD.</p> <p>Paragraph 2.5.1 regarding the lack of information on contaminated land at the local level, indicates that the SA and SPD may not stand scrutiny. The evidence base must be in place to support both documents.</p> <p>Paragraph 4.41 also refers to this lack of information, which affects how sustainability issues and problems can be identified, and preferred options selected.</p> <p>The relevant indicators in paragraph 7.2.3 could assist the</p>	<p>Abbreviations requiring explanation have been added to glossary.</p> <p>The purpose of Table 1 is to set out the plans, policies, programmes and sustainability objectives of relevance to the SPD and SA.</p> <p>The SPD supports adopted policy in Oldham Metropolitan Borough UDP which was subject to full sustainability appraisal and a public inquiry. Shortages of data are flagged up as issues to be addressed in the future monitoring of the SPD. They do not, however, weaken the purpose of the SPD or its supporting documents.</p> <p>The purpose of the indicators is to monitor the the LDF.</p>



Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		<p>could assist the development of a programme for the remediation of sites and such linkage could be referred to. It would assist in demonstrating compliance with the SEA Directive/ Regulations Stage D.</p> <p>Appendix 1, Stage 2, Table 1 Baseline Information makes no reference to PPG17 and the opportunities that remediation of contaminated land can provide in creating open space, enhancement of the environment, sustainable development and healthy communities.</p> <p>Oldham Contaminated Land Strategy 2001, in Table 1 Baseline Information, sets no targets, and does not refer to a programme being in place.</p> <p>Stage 3 Identifying Key Sustainability issues and problems does not make reference to a planned programme of work to addressing issues and problems.</p>	<p>PPG17 has been included in table 1. As a result of consultation on the Scoping Report one of the Sustainability Objectives was amended to 'To increase the number of contaminated sites available for development and appropriate end uses' which could include open space uses.</p> <p>A programme of remediation of contaminated land is in the process of being developed by the Council.</p> <p>A programme of remediation of contaminated land is in the process of being developed by the Council.</p>
Sport England	125/CL/001/CS	No Comments	None required.
Sport England	125/CL/001/Eqla	No Comments	None required.
Sport England	125/CL/001/HRA	No Comments	None required.

<b>Individual/ Organisation</b>	<b>Reference Number</b>	<b>Summary of Representations</b>	<b>Council's Response</b>
NWDA	027/CL/001/SPD	No Comments	None required.
GMPTE	119/CL/001/SPD	Supports the SPD.	Support noted.
GONW	45/CL/001/SPD	No Comments	None required.
Yorkshire Forward	43/CL/002/SPD	No Comments	None required.
The Lancashire Wildlife Trust	91/CL/002/SPD	Supports. No Comments.	Support noted.
Theatres Trust	526/CL/001/SPD	No Comments.	None required.
Greater Manchester Ecology Unit	144/CL/001/SPD	<p>Have adapted the screening options that the Ecology Unit prepared for the SPD to include reference to Special Protection Area (SPA) for South Pennine Moors as well as SAC designation. Specific mention of the SPA should be made in documents.</p> <p>The map (Appendix 9) needs amending to show all the SAC/ SPA, as operations within Oldham could affect the SAC/ SPA outside of Oldham's boundary.</p> <p>The Ecology Unit supports the SPD as it will have beneficial consequences for the natural environment.</p>	<p>Reference to South Pennine Moors SPA added to SPD, and HRA amended to include additional information.</p> <p>Maps amended in SPD and HRA.</p> <p>Support noted.</p>
Derbyshire County Council	011/CL/001/SPD	No Comments.	None required.
English Heritage	004/CL/001/SPD	Past industrial practices may have archaeological value, with some sites being Scheduled Ancient Monuments (SAMs). Would expect that when significant contamination is	These issues are addressed by other UDP policies relating to protection of archaeological remains.

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		<p>identified on or in an unscheduled archaeological site, and remediation is necessary, discussion be held with the local authority archaeologist.</p> <p>Expect that when preparing Oldham's CLIS, the Sites and Monuments Record (SMR) was consulted. The person responsible for SMR should be able to identify any SAMs that are associated with land, which could be contaminated land according to Part IIA of the EPA 1990.</p> <p>Listed Buildings, Historic Parks and Gardens and Conservation Areas will on occasions be sensitive receptors and may have been designated because of industrial sites.</p> <p>Paragraph 4.2 –it is important to consider the impact upon the historic environment when obtaining remediation materials.</p> <p>The SPD should include a section on potential impacts upon the historic environment and the need for early consultation with the local authority conservation officer</p>	<p>Comment noted.</p> <p>Comment noted.</p> <p>This issue is addressed by other UDP policies relating to protection of the historic environment.</p> <p>This issue is addressed by other UDP policies relating to protection of the historic environment.</p>

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		and archaeologist.	
Natural England	002/CL/002/SPD	Welcomes Section 6 on European sites. Would appreciate inclusion of a paragraph to identify the potential for contaminated sites to have biodiversity value, similar to the value of brownfield sites.	Priority is to remediate contaminated land if pollution linkage can be made. Other UDP policies relate to protection of biodiversity.
Natural England	002/CL/002/HRA	Satisfied with the screening report for the Appropriate Assessment.	Noted.
Natural England	002/CL/002/SA	<p>Would welcome the inclusion of PPS7, PPS9 and the Greater Manchester Biodiversity Strategy within the list of 'Relevant Policies, Plans, Programmes'.</p> <p>The SPD should make clear its obligation within the Natural Environment and Rural Communities Act, Section 40 that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity".</p> <p>Would welcome the reference to part of the Peak District National Park lying within the Oldham Borough (para 2.18-2.19 in Scoping Report).</p>	<p>Added to list in Sustainability Appraisal appendix 1.</p> <p>Act added to list in Sustainability Appraisal appendix 1.</p> <p>Reference added at paragraph 2.18 in Scoping Report.</p>

<b>Individual/ Organisation</b>	<b>Reference Number</b>	<b>Summary of Representations</b>	<b>Council's Response</b>
National Trust	116/CL/001/SPD	Welcomes the SPD and has no specific comments to make.	Support noted.
NWRA	001/CL/001/SPD	<p>The Adopted Regional Spatial Strategy (RSS) for the North West (RPG13) and the submitted draft RSS for the North West should be given consideration when forming new policy documents.</p> <p>Adopted RSS policy EQ1 and submitted draft policy EM2 not mentioned. Both support objectives of SPD.</p>	<p>Reference to Regional context added at paragraph 4.3.</p> <p>RSS policies referred to at paragraph 4.3.</p>
NWRA	001/CL/001/SA	<p>PPG3 has been superseded by PPS3.</p> <p>Welcome the reference to the adopted RSS and the Regional Economic Strategy 2006.</p>	<p>Table 1 amended to include reference to PPS3.</p> <p>Noted.</p>
Greenfield and Grasscroft Residents Association	644/CL/001/SPD	<p>Queries what quality assurance checks will be implemented to ensure that the site investigations required by the SPD are of an acceptable standard?</p> <p>Queries whether the Preliminary Risk Assessments/ Site Investigations will be made public as part of the planning process? At what stage in the process will third parties be consulted?</p> <p>Queries the Council's</p>	<p>Each site investigation and site verification report will be checked by contaminated land section before acceptance &amp; removal of planning conditions.</p> <p>All documents included in the planning file are public documents. Public consultation on planning applications is undertaken in accordance with the Council's adopted SCI.</p> <p>The Council holds a</p>

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		<p>policy to ensure that information relating to known contaminated ground is made available, especially with regards to information regarding 'publicly' owned land (Section 3.3 of SPD).</p> <p>Queries whether the Borough has a policy which forces polluters to clean up contaminated land before the land is put up for sale or declares it as such?</p> <p>Queries how SPD ties in with the recent Government Environmental Legislation recently set in place?</p> <p>Queries whether SPD should require details of how potential developments will prevent both the ground and watercourse being polluted during the construction phase.</p> <p>Expresses concern over public consultation in the planning process and how information relating to the findings of environmental assessments will be made public. eg. when will interested third</p>	<p>register of known contaminated land.</p> <p>Under the contaminated land regime (Part 11a) the polluter pays principle is used. There is no policy which forces polluter to clean up contaminated land before sale. A site investigation will usually be carried out by the purchaser prior to sale.</p> <p>Respondent does not clarify which legislation is being referred to.</p> <p>As part of the site investigation and remediation of the site prevention of ground &amp; watercourse pollution is addressed.</p> <p>Assessments will be part of planning application file and therefore open to public inspection. Consultation on planning applications accords with the Council's approved Statement of Community Involvement.</p>

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		<p>parties be invited to comment on this aspect of submitted planning applications?</p> <p>Will information from the assessment be made available to interested parties under the Freedom of Information Act?</p>	<p>Information from assessments will be subject to the appropriate requirements of the Freedom of Information Act.</p>
Environment Agency	003/CL/001/SPD	<p>Welcomes and supports the overall content of the SPD.</p> <p>The SPD makes reference to the Environment Agency's guidance on the requirements for land contamination in Appendix 2. However, it does not make specific reference to the risk to controlled waters within the Risk Assessment process.</p> <p>Encourage pre-application discussions as early as possible where the risk to controlled waters is an issue.</p>	<p>Support noted.</p> <p>Environment Agency R &amp; D Publication 20. Methodology for the Derivation of Remedial Targets for Soil &amp; Ground Water to Protect Water Resources 1999 has been added to Appendix 2.</p> <p>Sentence added at paragraph 8.7 to encourage early discussions with Environment Agency. The Council's adopted SCI also highlights benefits of pre-applications discussions.</p>
British Waterways  (Sent 15 <sup>th</sup> , received 16 <sup>th</sup> March)	073/CL/001/SPD	<p>Pleased that the SPD recognises the importance of Rochdale Canal as a SAC site.</p> <p>In Section 6.4 British Waterways should be consulted on</p>	<p>Noted.</p> <p>This section relates specifically to the European designation of</p>

Individual/ Organisation	Reference Number	Summary of Representations	Council's Response
		<p>applications within 150m of a waterway, reservoir, canal feeder channel, watercourse, let off or culvert owned by British Waterways. Encourage the listing of British Waterways as a consultee in this paragraph.</p>	<p>Rochdale Canal. British Waterways are identified as a consultee in the Council's Statement of Community Involvement and would be consulted on planning applications affecting canals.</p>
<p>Other amendments have been made including spelling, grammatical and factual matters which do not affect the substance of the SPD or its supporting documents.</p>			