

Issue Number	Policy/Paragraph Number	Issue	Officer Response	Proposed Amendment
Introduction				
24.1	24.1.1	Support from HCC for the recognition that pollution control is important and that light pollution in particular can have a negative impact on wildlife.	Support noted and welcomed.	No amendment in response to this issue
Contaminated Land and Land Instability				
24.2	EQ1	Contaminated land should not be used for house building as there is not sufficient technology to stop leakage. If allowed, the fact the house is on contaminated land should be disclosed to subsequent owners and ongoing testing of contamination should be carried out.	Land can be remediated and used for new purposes. Policy EQ1 states that the Council will require evidence to indicate that the land can be successfully remediated.	No amendment in response to this issue
24.3	EQ1	The Environment Agency supports the policy but suggest that a new sentence is added to either the policy or supporting text to say: 'Competence would be demonstrated by conforming to the requirements of 'BS10175: Code of Practice for the Investigation of Potentially Contaminated Sites'	The document is not readily available on the internet without paying a significant purchase price. It is therefore considered inappropriate to include a link in the District Plan to this document. The policy does state that the developer shall carry out an 'adequate investigation' to inform a risk assessment and it is considered that this requirement is sufficient.	No amendment in response to this issue
Noise Pollution				
24.4	EQ2	Stansted Airport Ltd state that development should be limited/mitigated within the airport's 57dB Leq (16hr day) contours and not permitted beyond the 66dB Leq (16hr day) contours. STAL would welcome discussions on an amended policy.	It is considered that the issue of aircraft noise should be considered on a site by site basis dependent on the location and nature of development proposals.	No amendment in response to this issue

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Light Pollution				
24.5	EQ3	Support from Canal & Rivers Trust and the Environment Agency	Support noted and welcomed	No amendment in response to this issue
24.6	EQ3	It would be good to include a statement about lighting being switched off when not required. There are floodlights that are left on all night and cause considerable light pollution.	It is considered that this issue is adequately addressed by the policy and supporting text.	No amendment in response to this issue
24.7	EQ3	HCC state that the policy should include a statement to the effect that the Council will have regard to the 'Guidance Notes for the Reduction of Obtrusive Light' produced by the Institution of Lighting Professionals.	Agreed.	<p>Amendment to text (para 24.4.2):</p> <p>...Schemes will be considered against the latest national guidance and lighting standards <u>including the 'Guidance Notes for the Reduction of Obtrusive Light (2011)'</u>.</p> <p>New 'orange box'</p> <p>Guidance Notes for the Reduction of Obtrusive Light (2011) can be accessed on the website of the Institution of Lighting Professionals here: https://www.theilp.org.uk/documents/obtrusive-light/</p>

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Air Quality				
24.8	24.5.3	Section 24.5 should be augmented to highlight the full severity of the air quality issue. The SA states that the proposed development would have significant negative effects on traffic congestion in Hertford. Public Health England states that there are more deaths from particulate air pollution in Hertfordshire than anywhere outside of London. With the presence of an AQMA, the situation in Hertford as likely to match or exceed these levels.	It is considered that Policy EQ4 and the supporting text adequately highlight the issue of air quality and the ways in which the issue should be addressed through development proposals.	No amendment in response to this issue
24.9	EQ4	Thames Water state that the policy should be expanded to ensure that development does not only impact on air quality but also that proposed development and land uses should not be affected by existing uses unless suitable mitigation can be provided.	The purpose of Policy EQ4 is to ensure that regard is had to air quality issues.	No amendment in response to this issue
General Issues				
24.10		Natural England indicates that there is little reference to soils, geodiversity and the best and most versatile agricultural land. Decisions on development should take account of the impact on soils. Paragraphs 109 and 112 of the NPPF refer to the conservation and sustainable management of soils. The Council must ensure that it has access to Agricultural Land Classification maps to inform decision making. There is also a Code of Practice produced by Defra which advises on protecting soil resources during construction.	As the representation indicates, the NPPF contains provisions for the conservation of soil resources and the best and most versatile agricultural land. It is therefore not considered necessary to repeat this within the District Plan.	No amendment in response to this issue

Other Proposed Amendments

Location/ Paragraph/Policy	Issue	Proposed Amendment
24.3.2	Not only are the airports a key source of noise pollution, but also the M11 and the increase in traffic movement related to an increased level of flights at Stansted Airport will make these issues worse.	<p>Amendment to text (para 24.3.2):</p> <p>One of the most common causes of noise pollution is from traffic noise. In East Herts the proximity of both Luton and Stansted Airports to the district has a specific impact which needs to be taken into account when development proposals are considered. <u>The M11 is the main motorway serving Stansted Airport followed by the A120. Any increase in activity associated with the airport will subsequently increase the level of traffic on surrounding roads, exacerbating the potential for noise pollution.</u></p>
Policy EQ2	The policy on noise pollution also needs to refer to the impacts on human health through noise pollution.	<p>Amendment to Policy EQ2</p> <p>I. Development should be designed and operated in a way that minimises the direct and cumulative impact of noise on the surrounding environment. Particular consideration should be given to the proximity of noise sensitive uses, <u>and in particular, the potential impact of development on human health.</u></p>
24.5.4	Paragraph needs to be amended to reflect changes made to paragraph 22.4.5	<p>Amendment to text (para 24.5.4):</p> <p>Some renewable forms of energy used for heating may also, cumulatively or in isolation, result in a rise in particulates which can be harmful to human health. For this reason such technologies will not be permitted within or near the urban areas of settlements. <u>In line with Policy DES1, the Council will expect proposals to embrace renewable, zero and low-carbon technology to fulfil some, if not all, of the expected energy use of the proposed development. Where proposals are within or near the urban areas of settlements, applications should be supported by an air quality assessment, which details proposed mitigation measures where necessary.</u></p>