



Southern Fringe Community Forum

Roles of the Refuse and Environment Service

Several teams within the Refuse and Environment Service are consulted when the Council is considering planning proposals. This takes place with most developments, even those of a small scale.

With major developments, such as those in the Southern Fringe, this process begins at an early stage and it is important to understand the principles of what is required to protect the environment from adverse impacts of proposed development.

Air Quality is a significant issue when considering the suitability of a site for development – how will increased traffic in an area affect pollution and the quality of the air in the area; what are the likely effects of development and does something need to be done to prevent pollution from exceeding national standards; how does the traffic management plan influence this? The Scientific team are involved in making assessments and advising the planners, have secured funding for monitoring.

Some sites, particularly those which have been developed previously, may have land which has been contaminated by substances deposited there in the past which may have a potential for causing harm to the occupiers of the development and the Scientific team will require suitable site investigations and, where necessary, remediation of land which is identified as contaminated, as part of the development process.

The properties within the development will need to be designed and constructed in such a way that those who will occupy them have an environment and quality of life that is good. For example, noisy environments are not conducive to good health and the Environmental Protection team will consider the likely sources of noise, such as from traffic and from mechanical plant on buildings and will require detailed assessments of the likely impact and suitable mitigation measures to protect people when the development is occupied.

Similarly, whilst it is understood that construction is, inherently, a relatively intrusive process, the Environmental Protection team works with Planning to achieve agreed schemes with developers that minimise problems from noise and vibration, light and dust. These will address, in particular, deliveries, vehicle movements on site and especially that the more intrusive activities, such as piling, are carried out using the best practicable means and at appropriate times.

Residents with particular concerns to raise can contact the Scientific and Environmental Protection teams via the Customer Service Centre at Mandela House or by calling 01223 457890.