

Policy CS37 – Contamination and Instability

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Development proposals likely to affect land known or suspected to be unstable or contaminated including by invasive species must be supported by an appropriate contamination or ground stability assessment that identifies;

- the nature, level and extent of contamination or instability;
- the implications of contamination or instability for the development of the site and risk to human health, the natural environment, buildings and other property, including water bodies and water courses;
- where a significant risk exists, a viable method of remediation which will safeguard users or occupiers of the proposed development, neighbouring land uses and the environment and will make the land suitable for the use proposed.

Planning conditions or legal agreement will be used to secure and implement a suitable remediation strategy prior to development or as part of an agreed, phased programme.

Development proposals within areas likely to be affected by coastal erosion will only be permitted where it can be demonstrated that erosion or landslip are not likely to occur during the lifetime of the development.