

SLOUGH BOROUGH COUNCIL

REPORT TO: Cabinet **DATE:** 16th April 2018
CONTACT OFFICER: Dr. Anka Asandei, Senior Scientific Officer
(For all enquiries) (01753) 87 5334
WARD(S): All
PORTFOLIO: Cllr Rob Anderson – Environment and Leisure

PART I **NON-KEY DECISION**

CONTAMINATED LAND STRATEGY 2018-2023

1 Purpose of Report

- 1.1. The purpose of the report is to obtain Member's approval of the updated version of the Contaminated Land Strategy, first published in 2001.

2 Recommendation

The Cabinet is requested to resolve that the proposed updated Strategy be agreed and suitable for the purpose of informing planning officers, applicants, developers and consultants regarding Council approach to dealing with contaminated land, according to the latest Regulations.

3 The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

3a Slough Joint Wellbeing Strategy Priorities

The Strategy offers an insight into the process the Council will follow, in the situation where a site is identified as potentially contaminated, and how that affects the development of the site. This will ensure the human health of any future residents is considered. Thus, the Strategy will support the Slough Joint Wellbeing Strategy (SJWS) priority of:

4. Housing

3b Five Year Plan Outcomes

It is the statutory duty of the Council to publish a Contaminated Land Strategy, and ensure it is regularly updated, to consider the latest changes in Regulations. The updated version of the Strategy will help deliver the Five Year Plan outcomes whereby:

- Slough will be an attractive place where people choose to live, work and stay
- Our residents will live in good quality homes
- Slough will attract, retain and grow businesses and investment to provide opportunities for our residents

4 **Other Implications**

(a) **Financial**

There are no financial implications of proposed action

(b) **Risk Management**

Recommendation from section 2 above	Risks/Threats/ Opportunities	Current Controls	Using the Risk Management Matrix Score the risk	Future Controls
That the reviewed and updated Contaminated Land Strategy 2018-2023 is approved.	The existing 2001 Strategy is out of date and not fully aligned with the current Legislation. Thus, it cannot be actively used by planning officers, applicants, developers and consultants to help when dealing with planning consultations on land potentially contaminated. Also, the fact that the Strategy hasn't been revised in 17 years, is clearly going against the Regulations recommending at least a review every 5/6 years.	The Environmental Quality Team has active discussions with the interested parties regarding changes in legislation and how that affects development. Also, the team responds to numerous Environmental Enquiries disclosing some of the procedures and practices employed by the Council when dealing with land contamination.		Continue to work closely with the planning officers, applicants, developers and consultants, and respond to planning consultations and environmental enquiries, advising on matter relating to land contamination according to the latest regulations.

(c) **Human Rights Act and Other Legal Implications**

There are no Human Rights Act implications as a result of this report.

(d) **Equalities Impact Assessment**

There are no equalities implications as a result of this report.

5 **Supporting Information**

The supporting Information to this Report is The Contaminated Land Strategy 2018-2023, copy provided and available online:

<http://www.slough.gov.uk/business/environmental-health/contaminated-land-strategy-2018-2023.aspx>.

6 **Comments of Other Committees**

There are no comments from other Committees about this specific consultation.

7 Conclusion

It is the Council's duty to prepare, maintain and regularly review its Contaminated Land Strategy every five years. Only land where unacceptable risks are clearly identified will meet the Part 2A definition of contaminated land. The Statutory Guidance advises the Council to use its judgement to reach a balance between the risks raised by contamination, and the potential burdens of regulation intervention on people affected, including cost, health and property blight.

Since the government funds ran dry a few years back, the Council's main mechanism for dealing with land affected by contamination is through the planning system. Thus, ensuring that the land proposed for any development is fit for purpose. This is considered the most cost-effective and sustainable way forward, unless urgent action is required for any site brought to the Council's attention.

8 Appendices Attached

A Draft Contaminated Land Strategy

9 Background Papers

Strategy for the Inspection of Contaminated Land – May 2001