



Area Management  
Regulatory Services  
Environmental Protection

# **Contaminated Land Inspection Strategy 2013**

## **EXECUTIVE SUMMARY**

On April 1<sup>st</sup> 2000, Part 2A of the Environmental Protection Act 1990 (inserted into that Act by section 57 of the Environment Act 1995) came into force. The main objective requires local authorities to take a “strategic approach” to inspecting their areas to identify land where contamination is causing unacceptable risks to human health or the wider environment.

This document is the second review and sets out the manner in which Redcar and Cleveland Borough Council proposes to implement its inspection duties under Part 2A in accordance with the revised Statutory Guidance issued by the Department of Environment and Rural Affairs in April 2012 which should be read in conjunction with this Strategy. This is a comprehensive review of the Strategy to reflect the many changes in contaminated land legislation and guidance published in the last few years.

Using a bespoke software package (GeoEnviron) with the Council’s GIS system, contaminated land has been identified and prioritised. The Council identified landfill sites within the borough as highest priority for inspection due to problems from landfill gas, land stability and leachate pollution, potentially posing high risks to neighbouring occupants, and therefore concentrated resources in these areas. To-date, following successful funding bids to Defra, the Council has investigated 3 former landfill sites known to have domestic waste tipped and continues to monitor and manage gas at these sites to minimise the risk to nearby residents. From the work carried out to-date, no sites have been determined as contaminated land, under the definition stated within the statutory guidance.

The ongoing aim of the Council is to continue to inspect the whole of the borough of Redcar and Cleveland through carrying out strategic preliminary risk assessment inspections, detailed inspections, undertaking intrusive investigations where necessary, sourcing funding and continuing to carry out site prioritisation of known potentially contaminated sites. The Environmental Protection Team has responsibility for implementing the Strategy and has identified a five year programme of work until the next review scheduled to take place at the end of 2018.

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## **1.0 INTRODUCTION**

England has a considerable industrial heritage; however a legacy of historic industrial enterprise and waste disposal is polluted land that often needs skilled and methodical recovery and remedial work to bring it back into everyday use. The Government's policy on dealing with this legacy is through the Contaminated Land regime under Part 2A of the Environmental Protection Act 1990, with the overarching objectives of the regime being:

- (a) To identify and remove unacceptable risks to human health and the environment
- (b) To seek to ensure that contaminated land is made suitable for its current use
- (c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development

In developing this Strategy Redcar & Cleveland Borough Council has responded to the Contaminated Land Regime under Part 2A of the Environmental Protection Act 1990, enacted by Section 57 of the Environment Act 1995, which placed new responsibilities on all local authorities to identify and assess the risk to human health, controlled waters, ecological systems and the environment.

This Strategy document sets out Redcar & Cleveland Borough Council's proposals for the identification, assessment and remediation of contaminated land within the Borough of Redcar and Cleveland. The Strategy will form part of a corporate policy framework which has been developed to reflect the aims and objectives of Redcar & Cleveland Borough Council's corporate policy 'Our Plan'2012 – 2017, and reflects Healthier and Longer Lives For All. Review of the Strategy was identified in the Area Management Service Plan 2012-13 and in the Environmental Protection Team Plan 2012 as a priority action.

This is the 2nd review of the Strategy, primarily to reflect the major revisions to the Statutory Guidance introduced in April 2012 and it replaces the previous Strategies published in 2004 and 2001.

### **1.1 Legislative Overview**

Part 2A of the Environmental Protection Act 1990 set up a system for the regulation of contaminated land in England and Wales. The regime provides a framework for the identification and remediation of contaminated land.

Contaminated land is that land that poses an unacceptable risk to human health or the environment through its current use, including, likely future use which would not require a new or amended grant of planning permission, temporary use from time to time within the bounds of current planning

permission, likely informal use and agricultural land where crops or animals are habitually reared.

Only land where unacceptable risks are clearly identified will be considered as meeting the Part 2A definition of contaminated land.

Redcar and Cleveland Borough Council assumes all the land within the Borough is not contaminated land under Part 2A of the Environmental Protection Act unless there is reason to consider otherwise in accordance with the outcome of detailed risk assessments.

## **1.2 Definition of Contaminated Land**

Section 78A (2) of Part 2A of the Environmental Protection Act 1990 defines contaminated land as:

Any land which appears to the local authority, in whose area it is situated, to be in such a condition, by reason of substances in, on or under the land that:

- (a) Significant harm is being caused or there is a significant possibility of such harm being caused, or
- (b) Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.

Section 78A (4) of Part 2A of the Environmental Protection Act 1990 defines 'Harm' to include harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property.

Under section 78A(9) of Part 2A the term "pollution of controlled waters" means the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.

The term "controlled waters" in relation to England has the same meaning as in Part 3 of the Water Resources Act 1991, except that "ground waters" does not include waters contained in underground strata but above the saturation zone.

Controlled waters are out to 3 miles, estuaries (also referred to as transitional waters), rivers, lakes, ponds and ground water.

### **1.3 Roles and Responsibilities under Part 2A**

Local authorities have been given the primary regulatory role under the Part 2A regime reflecting their historical responsibility for dealing with statutory nuisance and planning legislation.

Redcar and Cleveland Borough Council has the sole responsibility for determining whether any land meets the definition of contaminated land under Part 2A of the Environmental Protection Act 1990.

If Redcar and Cleveland Borough Council identifies land which it considers (if the land were to be determined as contaminated land) would be likely to meet one or more of the descriptions of a special site set out in the Contaminated Land (England) Regulations 2006, it should consult the Environment Agency and, subject to the Agency's advice and agreement, arrange for the Agency to carry out any intrusive inspection of the land on behalf of the authority. Where the Agency carries out an inspection on behalf of Redcar and Cleveland Borough Council, the inspection duty and the decision as to whether land is contaminated land, remain the sole responsibility of the Council.

Redcar and Cleveland Borough Council is required to have regard to the Agency's advice wherever contamination of controlled waters is likely.

### **1.4 Part 2A Duties**

- a) Section 78B(1): every local authority shall cause its area to be inspected from time to time for the purpose – (a) of identifying contaminated land; and (b) of enabling the authority to decide whether any such land is land which is required to be designated as a special site
- b) Section 78B(2): In performing these functions a local authority shall act in accordance with any guidance issued for the purpose by the Secretary of State

Local Authorities shall take a strategic approach to carrying out inspection duty under section 78B(1). This approach shall be rational, ordered and efficient, and it should reflect local circumstances.

In order to discharge its duties and responsibilities under the regime, Redcar and Cleveland Borough Council will:

- a) Cause its area to be inspected to identify contaminated land
- b) Determine whether any particular land is contaminated land under Part 2A of the Environmental Protection Act 1990
- c) Undertake to consult with all interested parties and other agencies in determining appropriate action in the discharge of its statutory powers



- d) Where decisions are not straightforward, and where there may be unavoidable uncertainty underlying some of the facts of each case, decide on whether and how to act. Judgement shall be used to strike a reasonable balance between (a) dealing with risks raised by contaminants in land and the benefits of remediating land to remove or reduce those risks; and, (b) the potential impacts of regulatory intervention including financial costs to whoever will pay for remediation (including the taxpayer where relevant), health and environmental impacts of taking action, property blight, and burdens on affected people
- e) Take a precautionary approach to assess the risks raised by contamination, whilst avoiding a disproportionate approach given the circumstances of each case. The various benefits and costs of taking action will be considered, with a view to ensuring that the regime produces net benefits, taking account of local circumstances, as specified in the Statutory Guidance
- f) Only use Part 2A as a last resort to deal with land contamination and only where no appropriate other solution exists (see Section 5)

## **1.5 Strategic Implementation**

Redcar and Cleveland Borough Council are required to take a “strategic approach” in accordance with the revised Statutory Guidance by incorporating contaminated land into existing high level policy documents where appropriate

## **1.6 Aim and Objectives**

Redcar and Cleveland Borough Council’s aim is to fulfil the requirements of the revised Statutory Guidance. It has therefore taken account of the principles of the guidance in developing its approach and, compliance will be achieved through the following objectives:

- (a) Continue with the identification of contaminated land sites in a rational, ordered and efficient manner which reflects any local circumstances
- (b) Be proportionate to the seriousness of any actual or potential risks
- (c) Prioritise areas of land it considers likely to pose the greatest risk to human health or the environment
- (d) Ensure that resources are concentrated on investigating areas where the authority is most likely to identify contaminated land
- (e) Minimise or reduce potential property blight as far as it considers reasonable

- (f) Be open to moves by the landowner (or other interested parties) in providing information to help resolve the status of the land
- (g) Encourage voluntary action to deal with land contamination issues as far as it considers reasonable and practicable
- (h) Encourage the re-use and remediation of brownfield land through the planning regime in accordance with the National Planning Policy Framework to ensure that new developments are suitable for use
- (i) Ensure the Environmental Protection Team continues to work closely with the Regeneration Directorate to help with the identification and risk assessment of brownfield land to aid economic development
- (i) Ensure wherever possible that the original polluter pays for land remediation carried out under the Part 2A regime
- (j) Prevent any further land contamination, where possible, by raising awareness about the causes and effects of land contamination

## 2.0 CONTAMINANT LINKAGES AND RISK ASSESSMENT

### 2.1 Contaminant Linkage

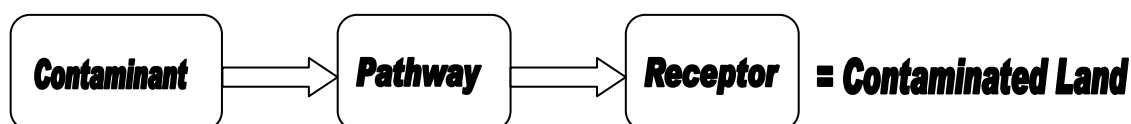
For any land to be identified as contaminated land at least one contaminant linkage needs to be established.

A contaminant linkage consists of three main elements:

- (a) A “contaminant” is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters
- (b) A “receptor” is something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters
- (c) A “pathway” is a route by which a receptor is or might be affected by a contaminant

The term “contaminant linkage” means the relationship between a contaminant, a pathway and a receptor. All three elements of a contaminant linkage must exist in relation to particular land before the land can be considered potentially to be contaminated land, including evidence of the actual presence of contaminants.

**Figure 1 Contaminant Linkage**



The term “significant contaminant linkage” means a contaminant linkage which gives rise to a level of risk sufficient to justify a piece of land being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

The term “significant contaminant” means the contaminant which forms part of a significant contaminant linkage.

Determining what constitutes a significant contaminant linkage can be an extremely complex process. Redcar and Cleveland Borough Council will make its decision based on the best available evidence at the time of the investigation and on an individual site basis.

## 2.2 “Normal” Levels of Contaminants

The Statutory Guidance states that the Part 2A regime should not apply to land with levels of contaminants in soil that are common place and widespread throughout England and for which in the majority of cases there is no reason to consider that there is an unacceptable risk.

Normal levels of contaminants should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise. Normal levels of contaminants in soil may be the result of the natural presence of contaminants or the presence of contaminants caused by low level diffuse pollution, and common human activities other than past industrial uses.

In October 2012 Defra published a report and Technical Guidance Sheets on Normal Background Levels of Contaminants in English Soils. This work was undertaken by the British Geological Survey (BGS) on behalf of Defra and was commissioned to support the revised Statutory Guidance.

Normal levels of contaminants are considered to be those levels which are not significantly different to those likely to be typical or widespread within the authority’s area or other areas of England, e.g. resulting from soil formations or geology and have not been shown to pose an unacceptable risk to health or the environment, or, resulting from human activity such as the historic use of unleaded petrol or the spreading of domestic ash in gardens at levels that might reasonably be considered typical.

## 2.3 Risk

The Statutory Guidance states that “risk” means the combination of:

- (a) The likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land; and
- (b) The scale and seriousness of such harm or pollution if it did occur

Risk assessments should be based on information which is:

- (a) Scientifically based
- (b) Authoritative
- (c) Relevant to the assessment of risks arising from the presence of contaminants in soil; and
- (d) Appropriate to inform regulatory decisions in accordance with Part 2A and the revised Statutory Guidance

## **2.4 The Process of Risk Assessment**

Identification of the contaminant linkage and whether it is significant is ascertained by following a staged process of risk assessment. This is to gain an understanding of the risks presented by the land and any associated uncertainties. The risks are then communicated in what is known as a site conceptual model which can either be presented in writing or diagrammatic format.

The staged process commences with a strategic preliminary inspection which is informed by the collection of desk-based information and a site walkover, possibly with limited soil and / or water sampling. Where this strategic preliminary risk assessment suggests that further understanding of the risks is required, a more detailed site inspection is then carried out.

Detailed site inspection commences with a generic quantitative risk assessment whereby detailed information on the ground conditions is collected to further develop the site conceptual model through gaining a more thorough understanding of the risks and uncertainties involved.

Depending on the findings of the generic quantitative risk assessment it may become necessary to carry out various further stages of more detailed risk assessment to support a decision as to whether or not a site meets the definition of contaminated land under Part 2A.

## **2.5 Generic Assessment Criteria and other Technical Tools**

Generic assessment criteria are criteria derived using largely generic assumptions about the characteristics and behaviour of contaminants, pathways and receptors. These assumptions will be conservative in a defined range of conditions.

Generic assessment criteria and other technical tools are used as screening tools to help assessors decide when land can be excluded from the need for further detailed inspection and assessment, or when further work may be warranted.

Redcar and Cleveland Borough Council's Environmental Protection Team will use generic assessment criteria for assessing risks to human health, controlled waters and ecological systems.

For human health, the findings of detailed inspections of soil will be compared against generic and site specific assessment criteria, generated using the most up to date version of CLEA UK (Contaminated Land Exposure Assessment) in order to interpret and risk assess the data and make an informed decision under Part 2A.

Contaminants in controlled waters assessed for their risk to human health, will for example, be compared to the UK Drinking Water or World Health Organisation Standards.

Generic assessment criteria for assessing the risks to controlled waters and ecological systems include relevant water quality standards for example, river basin typology standards.

Other criteria may also be used. Redcar and Cleveland Borough Council must however, understand how they were derived and how they can be used appropriately to assess risks in accordance with Part 2A and the revised Statutory Guidance.

## 2.6 Risk Categories

The revised Statutory Guidance has introduced categories for sites investigated and risk assessed under Part 2A.

Redcar and Cleveland Borough Council will use the categories detailed in Paragraphs 4.19 to 4.30 of The Statutory Guidance to characterise its sites inspected under Part 2A.

**Table 1 Summary of the 4 Categories**

<b>Categories</b>	<b>Human Health</b>	<b>Controlled Waters</b>
<b>1</b>	There is an unacceptably high probability supported by robust evidence of the significant possibility of significant harm occurring if no action is taken to stop it. Significant harm may have already been caused and could occur again if no action is taken to stop it.	There is a strong and compelling case that a significant possibility of significant pollution of controlled waters exists. This would include cases where there is robust science-based evidence for considering that it is likely that high impact pollution would occur if nothing were done to stop it.
<b>2</b>	There is a strong case for considering that the risks from the land are of sufficient concern, that the land poses a significant possibility of significant harm, however, there is little or no direct evidence that similar land, situations or levels of exposure have caused harm before, but available evidence suggests that there is a	The strength of evidence to put the land into Category 1 does not exist. There is however, sufficient concern that the land should be considered to pose a significant possibility of significant pollution of controlled waters on a precautionary basis. This may include land where there is a relatively low likelihood that the most serious types of

<b>Categories</b>	<b>Human Health</b>	<b>Controlled Waters</b>
	strong case for taking action under Part 2A on a precautionary basis.	significant pollution might occur.
<b>3</b>	There is not a strong case that land is capable of being determined as contaminated land on the grounds of significant possibility of significant harm and therefore the positive legal test cannot be met and it is not clear that net benefit is achievable. Although intervention under Part 2A is not in the opinion of Redcar and Cleveland Borough Council warranted, risks are not low and owners or occupiers of the land may take action to reduce risks outside of the Part 2A regime if they choose.	The risks are such that the tests in Categories 1 and 2 are not met and therefore regulatory intervention under Part 2A is not warranted. This includes land where it is very unlikely that serious pollution would occur; or where there is a low likelihood that less serious types of significant pollution might occur.
<b>4</b>	There is no risk, or the level of risk posed is low because for example, no relevant contaminant linkages have been established, there are only normal levels of contaminants in soil, there are no exceedences of generic assessment criteria or estimated levels of exposure to contaminants in soil are likely to form only a small proportion of what a receptor might be exposed to anyway through other sources of environmental exposure.	There is no risk, or the level of risk posed is low because for example, no contaminant linkage has been established, the possibility only relates to types of pollution that should not be considered to be significant, or the water pollution is similar to that which might be caused by background contamination.

## **2.7 Redcar and Cleveland Borough Council's Approach to Categorising Sites**

Following strategic preliminary inspections which will involve undertaking desk study research, site walkovers and sometimes limited ground and water sampling, Redcar and Cleveland Borough Council may be able to place some sites within Category 4 where no relevant contaminant linkage exists. Further

risk assessment may be necessary for other sites to place them into Categories 1-3.

The Statutory Guidance states that where all factors are taken into account, if the local authority, therefore Redcar and Cleveland Borough Council, cannot decide whether or not a significant possibility of significant harm exists, it should conclude that the legal test has not been met and the land shall be placed in Category 3.

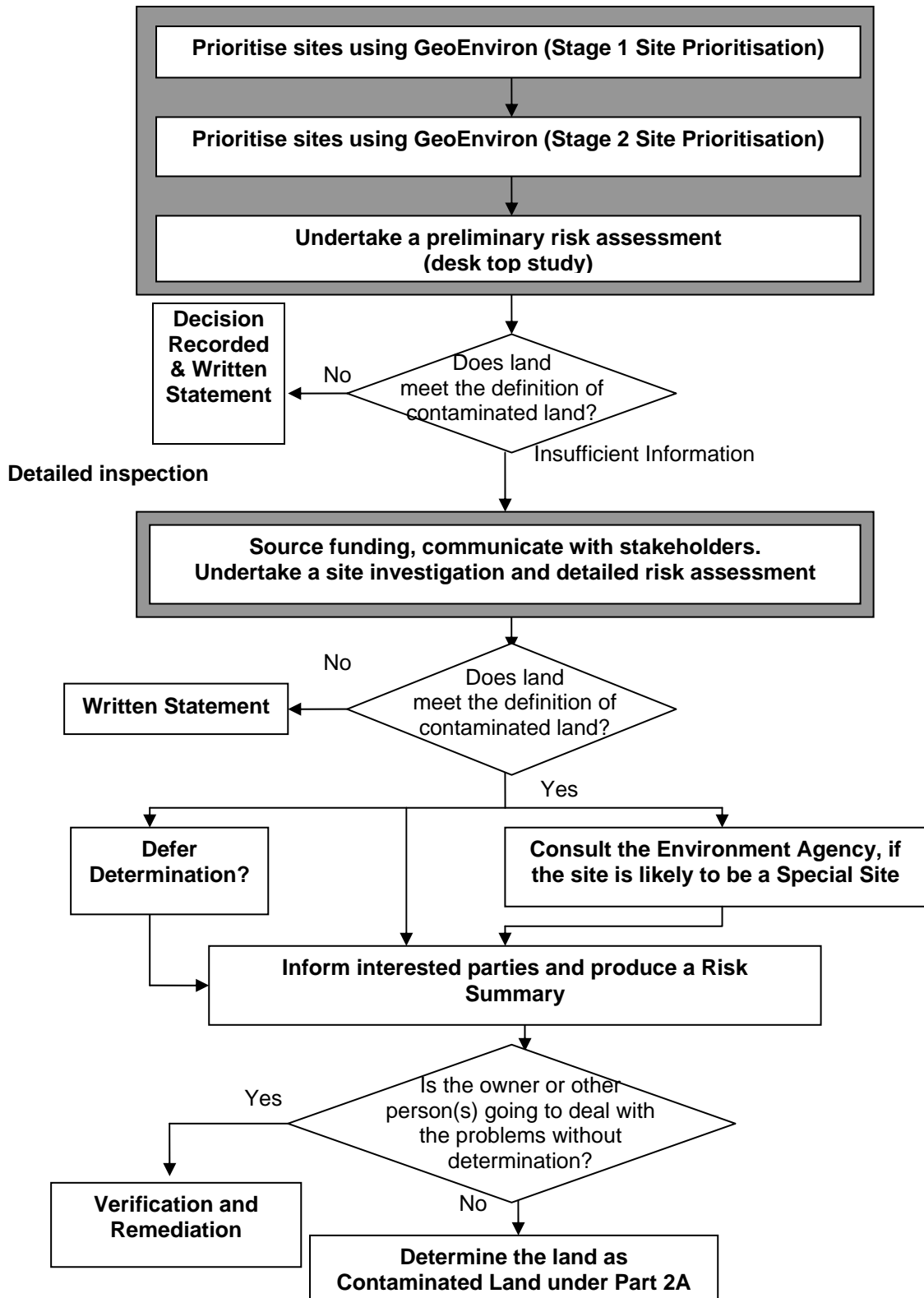
## **2.8 The Investigation Procedure**

Redcar and Cleveland Borough Council will investigate its sites under Part 2A of the Environmental Protection Act 1990 in accordance with the procedure outlined in Figure 2.



**Figure 2 Procedures for Investigating Sites**

**Strategic preliminary inspection**



## **2.9 Written Statement**

The revised Statutory Guidance has introduced Written Statements for that land which is likely to be inspected by local authorities and then considered not to be contaminated under Part 2A.

In implementing Part 2A of the Environmental Protection Act 1990, Redcar and Cleveland Borough Council is likely to inspect land that it then considers is not contaminated land. For example, this will be the case where the Council has ceased its inspection and assessment of land on grounds that there is little or no evidence to suggest that it is contaminated land. In such cases, the Council will issue a Written Statement to that effect (rather than coming to no formal conclusion) to minimise unwarranted blight. The Written Statement will make clear that on the basis of the assessment, the Council has concluded that the land does not meet the definition of contaminated land under Part 2A.

Redcar and Cleveland Borough Council will therefore inform the owners of the land of its conclusion and give them a copy of the Written Statement and keep a record of all Written Statements itself. The Council will consider making Written Statements available to other interested parties proactively and will always provide Written Statements on request.

## **2.10 Risk Summaries**

The revised Statutory Guidance has introduced Risk Summaries for any land where, on the basis of its assessment, the local authority considers it is likely that the land in question may be determined as contaminated land.

Redcar and Cleveland Borough Council will produce a Risk Summary for any land within the borough which it considers likely to be determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

The Risk Summaries will explain Redcar and Cleveland Borough Council's understanding of the risks and any other relevant factors. They will be prepared in advance of any formal determinations of land as contaminated land under Part 2A. The risk summaries shall be targeted towards the land owners and members of the public who may be affected by the decision.

Risk summaries are not required for:

- (a) Land which will not be determined as contaminated land (that land in Categories 3 and 4)
- (b) Land which has been prioritised for detailed inspection but which has not yet been subject to risk assessment
- (c) Land determined as contaminated land before the revised Statutory Guidance (April 2012) came into force

- (d) Land where there are only normal levels of contaminants in soil.

## **2.11 Determining Land as Contaminated Land under Part 2A of the Environmental Protection Act 1990**

Following completion of the detailed site investigation and risk assessment, the site conceptual model will be updated to show whether one or more significant contaminant linkages exist or otherwise. Where one or more significant contaminant linkages exist between any sources of contamination and relevant receptors under Part 2A, the Environmental Protection Team will follow the procedure for determining that land as contaminated land, as set out in Section 78A(2) of the Environmental Protection Act 1990 and the revised Statutory Guidance and the land will be placed in either Category 1 or Category 2.

Redcar and Cleveland Borough Council may decide to defer the determination of contaminated land after informing interested parties because the landowner or other interested person may choose to undertake the remediation on a voluntary basis, and to an appropriate standard and timescale, agreed with the Environmental Protection Team.

The determination may also be postponed should one or more significant contaminant linkages only exist if the circumstances of the land were to change in the future within the bounds of the current use of the land.

Redcar and Cleveland Borough Council may reconsider a determination, if, new information comes to light, which is significant enough to alter the original decision. In such cases, Redcar and Cleveland Borough Council will decide whether to retain, vary or revoke the determination.

### **3.0 DEVELOPMENT OF THE CONTAMINATED LAND INSPECTION STRATEGY**

The original Strategy 'A Strategy for Remediation & Reclamation of Contaminated Land' was approved by Redcar and Cleveland Borough Council Executive and adopted on behalf of the Council on 29<sup>th</sup> May 2001. Initial consultation was completed by 30<sup>th</sup> June 2001 and work started to identify and prioritise areas of contaminated land within the Borough.

The Strategy's first review took place in 2004 and was approved by Cabinet and adopted on behalf of the Council on 11<sup>th</sup> May 2004 and looked to examine progress against the aims and objectives identified and to verify planned outcomes set down in the original Strategy.

This second review is a complete overhaul and rewrite of the Strategy which is now entitled 'Contaminated Land Inspection Strategy'. This Strategy was approved by Cabinet and adopted on behalf of the Council on 1<sup>st</sup> March 2013. This Strategy integrates both legislative and corporate changes and includes progress to date in the identification and management of contaminated land.

#### **3.1 Sites Inspected**

At the time of publishing this Strategy, 1474 potentially contaminated sites have been identified and partly inspected within the Borough of Redcar and Cleveland. Some overlap between potentially contaminated sites and sites which have been developed under the planning regime will exist and desk top studies will continue to highlight such sites and reduce the number requiring further levels of inspection.

Sites are initially inspected and prioritised using the GeoEnviron Risk Assessment Software Tool. An initial prioritisation has produced a Stage 1 Risk Assessment score and Site Prioritisation Inspection List, based on cross referencing the current use of the site with the past historical use.

The 2004 Strategy implemented a timescale of the end of 2012 (subject to review) to complete a programme of risk prioritisation of potentially contaminated land and this has been achieved (i.e. A Stage 1 Site Prioritisation Inspection List has been created).

Since the publication of the 2004 Strategy, 3 former landfill sites have undergone detailed inspection due to the conceptual site model identifying potentially significant contaminant linkages with receptors from soil contamination, landfill gas and leachate. Extensive site investigation works were funded by capital grants from Defra and work was undertaken on the sites between 2007 and 2010. A decision was made that the 3 sites do not meet the definition of contaminated land under Part 2A.

Under this 2013 Strategy, the Council will continue to risk assess potentially contaminated sites and investigate in accordance with the prioritised list of

sites for further inspection. Following a staged risk assessment process, sites will be assigned into one of the newly introduced Categories 1-4 (see Section 2.6). The process of inspection will cease when sufficient information and understanding of the site conceptual model provides confidence that the land is not, or might not, meet the definition of contaminated land under Part 2A of the Environmental Protection Act 1990.

To date, no sites have been determined as contaminated land under the said Act.

## **4.0 PRIORITY ACTIONS AND TIMESCALES FOR 2013-17**

The following priority actions will be undertaken in accordance with the procedure outlined in Figure 2 “Procedures for Investigating Sites”.

### **4.1 Stage 1 Site Prioritisation Inspection List**

The Stage 1 Site Prioritisation Inspection List produced in GeoEnviron provides a list of sites ranked in priority from high to low for further inspection.

This list is programmed for review throughout 2013 and 2018 and will involve four main areas of work concentrating on the highest risk sites:

- (1) Review planning files, environmental technical reports and other historical information which may be available
- (2) Update the Groundwater Receptor Score in Stage 1 Site Prioritisation for all sites of potential land contamination with the new aquifer classifications introduced by the Environment Agency
- (3) Merge sites where duplication exists
- (4) Work through the list created in the Stage 1 Site Prioritisation, updating Other Factors Scores where more information has been gathered for individual sites. The Other Factors Scores will be developed to allow sites to be further risk assessed. It will be used to aid the risk assessment process, by lowering or increasing the score assigned to individual sites where appropriate

Redcar and Cleveland Borough Council will carry out this review parallel to all work in support of producing strategic preliminary risk assessments (desk top studies) during the period 2013 to 2018.

### **4.2 Stage 2 Site Prioritisation**

The Stage 2 site prioritisation process allows an assessment of individual sites in more detail involving practical inspection and theoretical research.

This work is programmed for review throughout 2013 and 2018 and will involve four main areas of work towards producing a Stage 2 Risk Assessment Score for each site:

- (1) Site walkovers (to aid the Stage 2 process and to provide valuable visual evidence of actual site conditions)
- (2) Record site conditions into GeoEnviron

- (3) Record the distance from the potentially contaminated site to the nearest surface water body and record the groundwater class and aquifer vulnerability into GeoEnviron
- (4) Record the distance from the potentially contaminated site to the nearest building
- (5) Identify and record the likely contaminants based on previous industrial use into GeoEnviron

Redcar and Cleveland Borough Council will carry out this review parallel to all work in support of producing strategic preliminary risk assessments (desk top studies) during the period 2013 to 2018.

The Council aims to carry out further risk assessment on the 10 highest priority sites for inspection as identified in the GeoEnviron system per year.

### **4.3 Environmental Search Report**

Environmental search reports will be undertaken from high priority through to low priority sites to collate together all the information held on the GIS and GeoEnviron systems for the individual sites. This information will later be used and included in the strategic preliminary inspection (desk top study) which is essential to inform as to whether further inspection is required or not.

Redcar and Cleveland Borough Council will produce an Environmental Search Report for a site prior to a strategic preliminary risk assessment (desk top study) being carried out.

The Council aims to carry out an Environmental Search Report for each of the 10 highest priority sites for inspection as identified in the GeoEnviron system per year.

The Council may also carry out Environmental Search Reports to support planning application consultations or Environmental Information requests under the Environmental Information Regulations 2004.

### **4.4 Strategic Preliminary Risk Assessment (Desk Top Study)**

Strategic Preliminary Risk Assessments (desk top studies) will be produced in accordance with the risk assessment principles based on the contaminant-pathway-receptor approach. The studies will normally be carried out by the Principal Environmental Protection Officer and the Contaminated Land Officer or on occasion by an Environmental Consultant. These risk assessment studies will aid the understanding and the associated uncertainties of the land in question and findings will be developed into a conceptual model for each site to identify whether or not there are any potentially unacceptable risks.

Redcar and Cleveland Borough Council aims to produce 1 strategic preliminary risk assessment (desk top study) per year between 2013 and 2018.

#### **4.5 Sampling**

Where a strategic preliminary risk assessment (desk top study) has been carried out and the site conceptual model identifies the potential for one or more significant contaminant linkages to exist, Redcar and Cleveland Borough Council will aim to carry out limited sampling of soil and / or water (subject to funds being available) to further develop knowledge and identify uncertainties. The findings will be further used to inform whether unacceptable risk could reasonably exist and therefore whether there is good reason to move to the next level of site investigation.

Redcar and Cleveland Borough Council aims to carry out sampling as necessary in accordance with the findings of the strategic preliminary risk assessment (desk top study) carried out per year between 2013 and 2018.

#### **4.6 Funding Site Investigation Work**

Continue to source funding which is currently available annually from the Environment Agency through the Defra Capital Grants Programme, for sites which have been identified as requiring detailed generic quantitative investigation, e.g. intrusive site investigation and further risk assessment to develop greater understanding and knowledge of the site conceptual model.

#### **4.7 Site Investigation and Strategic Preliminary Risk Assessment**

Further to limited sampling having been carried out to enhance the understanding of a site conceptual model, any land identified in a strategic preliminary risk assessment (desk top study) as having the potential for one or more significant contaminant linkages to exist will require a detailed investigation, e.g. intrusive site investigation and risk assessment.

The decision to progress to an intrusive site investigation and risk assessment is taken by the Contaminated Land Officer and the Principal Environmental Protection Officer with the agreement of the Head of Service.

Actually carrying out the works will be dependant on receiving external funding from the Environment Agency on behalf of Defra, or alternatively, Redcar and Cleveland Borough Council may choose to fund the works.

Redcar and Cleveland Borough Council may choose to carry out site investigation and risk assessment works itself, depending on the level of expertise in the Environmental Protection Team at the time for dealing with complex cases, or alternatively may employ the services of environmental



consultants to carry out the work on their behalf. Environmental consultants would be selected following a tendering process.

Regardless of who carries out the intrusive works and risk assessment, the final decision as to whether the land constitutes contaminated land lies with Redcar and Cleveland Borough Council.

Site investigation and risk assessments will be carried out in accordance with the guidance and standards available at the time of the planned investigation works, currently, CLR11 and BS10175:2011. Results will be compared against relevant assessment criteria.

Following the outcome of the site investigation and risk assessment process the Council will then assign the land into one of the 4 categories detailed in paragraphs 4.19 to 4.30 of the revised Statutory Guidance and a decision will be made as to whether or not the land meets the definition of contaminated land under Part 2A of the Environmental Protection Act 1990.

#### **4.8 Dealing with Unforeseen Urgent Sites**

Where information is received indicating the possibility of imminent significant harm to health or imminent significant pollution of controlled waters is being caused, a strategic preliminary site assessment (desk top study) will be carried out to determine the likelihood of such an event occurring.

Where it is identified that a significant contaminant linkage is likely to exist, urgent action to carry out further investigation will be necessary and an action plan will be drawn up and implemented.

This work would take priority over the scheduled programme of work for 2013-2018.

#### **4.9 Work Programme and Timescales for 2013-18**

**Table 2 Work programme and Timescales for 2013-18**

<b>Task</b>	<b>Work</b>	<b>Target Date</b>
Review Stage 1 Site Prioritisation Inspection List	As specified in Section 5.0	On going until end of 2018
Review Stage 2 Site Prioritisation process	As specified in Section 5.1	Ongoing until end of 2018
Further risk assess per annum the 10 highest priority sites identified for inspection in the GeoEnviron system	As specified in Section 5.2	Ongoing until end of 2018
Produce Environmental	As specified in Section 5.3	Ongoing until end of

Search Reports per annum for the 10 highest priority sites identified in the GeoEnviron system		2018
Produce per annum 1 preliminary risk assessment (desk top study)	As specified in Section 5.4	Ongoing until end of 2018
Carry out limited sampling as required in accordance with the findings of the preliminary risk assessment (subject to available funds)	As specified in Section 5.5	As required until end of 2018
Apply for Defra funding	As specified in Section 5.6	As required
Carry out detailed intrusive site investigation & risk assessment work (subject to available Defra or internal funds)	As specified in Section 5.7	As required subject to funding being available
Deal with unforeseen urgent sites	As specified in Section 5.8	As they arise

## **5.0 LAND CONTAMINATION OUTWITH PART 2A OF THE ENVIRONMENTAL PROTECTION ACT 1990**

Redcar and Cleveland Borough Council is mindful that the Part 2A regime should only be used where no appropriate alternative solution exists and that other legislative regimes may provide a means of dealing with land contamination issues.

### **5.1 Voluntary Action**

Redcar and Cleveland Borough Council aims to encourage owners to deal with contamination by voluntary action to minimise unnecessary burdens on the taxpayer, businesses and individuals and where appropriate will encourage problematic land to be dealt with as part of wider regeneration work.

### **5.2 The Planning Regime**

Contamination is a material consideration under the Town and Country Planning Act 1990 and the planning regime remains the primary mechanism for dealing with contaminated land. In accordance with the National Planning Policy Framework 2012, local planning authorities have to consider the implications of contamination when developing local plans and when considering applications for proposed developments.

The planning regime addresses the risks in relation to future use of land and where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and / or landowner.

Planning policies and decisions should ensure that a site is suitable for its new use and that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

Where necessary, Redcar and Cleveland Borough Council will use conditional approval on planning consents that requires the developer and / or landowner to follow a staged process of risk assessment to demonstrate that contamination has been effectively considered and dealt with in accordance with legislation, current guidance and good practice to demonstrate that the development is suitable for its new intended use.

### **5.3 Building Regulations**

The Building Regulations 2010 Part C, C1.(2) and approved Document C, Site preparation and resistance to contaminants and moisture, 2004, 2004 edition, contain specific requirements regarding contamination and landfill gas issues. These require measures to be taken to protect new

buildings, and their future occupants, from the effects of contamination, including hazardous ground gases.

#### **5.4 Pollution of Controlled Waters**

The Water Resources Act 1991 provides the Environment Agency with powers to take action to prevent or remedy the pollution of controlled waters. The Act is particularly useful in cases where there is historic pollution of groundwater, but where the Part 2A regime cannot be applied, for example, where pollutants are entirely contained within the relevant body of groundwater or where the source site cannot be identified.

#### **5.5 Local Authority Integrated Pollution Prevention Control**

The regulation and operation of installations under Local Authority Integrated Pollution Prevention Control are legislated under the Environmental Permitting (England and Wales) Regulations 2010 and provides provisions for dealing with contamination resulting from a breach of an environmental permit.

Local Authority Integrated Pollution Prevention Control permit applications must include a site report (non risk based) describing in particular the baseline condition of the site of the installation / mobile plant. This includes identifying any substance, on or under the land which may constitute a pollution risk. On surrender of the permit, the operator must be able to demonstrate no deterioration of the baseline condition has occurred as a result of the permitted activities or will be required to restore the land and groundwater to its original state.

#### **5.6 Environmental Damage Regulations 2009**

The Environmental Damage (Prevention and Remediation) Regulations 2009 provide additional enforcement powers for the prevention and regulation of land contamination.

The regulations only apply to damage which has taken place after 1 March 2009 and are usually applied to allow a rapid reactive resolution to land contamination caused by a pollution incident.

These regulations define environmental damage as damage to:

- (a) Protected species or natural habitats, or a site of special scientific interest, or
- (b) Surface water or groundwater with a deterioration in the water's status, or

- (c) Contamination of land that results in a significant risk of adverse effects on human health.

The Environment Agency, Natural England, Local Authorities and the Secretary of State are the enforcing authorities responsible for administering and enforcing the regulations in England and Wales, depending on the type of damage involved. The enforcing authority must establish whether damage is 'environmental damage' and identify a responsible operator in order to serve a remediation notice taking account of any measures proposed by the operator.

## **6.0 MANAGEMENT PROCEDURES**

The Environmental Protection Team which is part of Regulatory Services within the Area Management Directorate of Redcar and Cleveland Borough Council is responsible for implementing Part 2A of the Environmental Protection Act 1990.

The Environmental Protection Team will implement the Contaminated Land Strategy and will, if proven necessary through the risk assessment process, make determinations of contaminated land under Part 2A of the Environmental Protection Act 1990 and carry out statutory enforcement on behalf of Redcar and Cleveland Borough Council. These statutory duties will be carried out by the Principal Environmental Protection Officer and the Contaminated Land Officer.

The Principal Environmental Protection Officer and / or the Contaminated Land Officer attend training and regular professional meetings to maintain competency and share best practice.

CLANNERS (Contaminated Land North East Regions) regional meeting is held each quarter. Part 2A is a regular agenda item in which changes to guidance are discussed and best practice information is shared by local authorities on their experience in investigating and risk assessing sites. Environment Agency representatives attend the meetings and provide valuable input regarding controlled waters as well as delivering training sessions to the group.

The NECLF (North East Contaminated Land Forum) regional meeting is held each quarter. The meeting is managed by panels of representatives from Local Authority, Environment Agency, Consultancy and Academia and the meetings provide an opportunity to share best practice and knowledge across a wide spectrum of specialists.

The TVEPG (Tees Valley Environmental Protection Group) local to the Tees Valley Authorities and local Environment Agency is held 6 times per annum and contaminated land is a standing agenda item.

### **6.1 Use of Consultants**

Redcar and Cleveland Borough Council may on occasion use consultants to carry out strategic preliminary risk assessments (desk top studies) and site investigations and risk assessments on their behalf. If consultants are required they will be procured in accordance with the Council's Contract Procedure Rules, the award is however normally subject to the Council obtaining the relevant and appropriate funding for the works through the Defra Capital Grant Programme, who may require alternative procurement arrangements.

## **6.2 Delegated Powers**

The Director of Area Management, Head of Service, Principle Environmental Protection Officer and Contaminated Land Officer have delegated powers to act under Part 2A of the Environmental Protection Act 1990 and Section 108 of the Environment Act 1995.

## **6.3 Powers of Entry**

The requirements of Section 108 of the Environment Act 1995 relate to the Statutory Powers of Entry regarding the inspection of land under Part 2A and are detailed in Sections 2.10-2.11 of the revised Statutory Guidance. Redcar and Cleveland Borough Council will use these powers in the situation where the landowner refuses entry or cannot be found.

## **6.4 Health and Safety**

Prior to carrying out site work, a health and safety risk assessment will be undertaken in accordance with Health & Safety legislation and the Council's Corporate Health & Safety policy. This will determine the risks to personnel carrying out the various phases of work involved and assist in the implementation of controls to remove or reduce risks identified to the lowest practicable level.

Any contractor or consultant appointed to carry out investigation work for Redcar and Cleveland Borough Council will be supplied with relevant information held about the site and will be required to carry out suitable and sufficient risk assessments that ensure the health, safety and welfare of themselves and others.

Consultant and contractor risk assessments will be vetted by the Council for their general health and safety competence prior to work commencing and to demonstrate that they are fully compliant with health and safety legislation.

All necessary control measures highlighted in the risk assessment will be implemented prior to the commencement of site works and will be reviewed during the works.

Relevant guidance on Health and Safety aspects of site inspection is included within HS(G)66 (1991) Protection of workers and the general public during the development of contaminated land.

## **6.5 Information and Complaints**

Upon receipt of information or a complaint regarding land contamination or water pollution, an officer from Environmental Protection will acknowledge receipt of this within 3 working days. All information received will be recorded.

The customer will be contacted by an officer in order to verify the source and details of the information. Customers will be kept updated on actions taken and their identity will remain confidential.

Information provided anonymously will be acted upon as if it had been given by an identified person as far as is possible.



## **7.0 INFORMATION MANAGEMENT**

### **7.1 Risk Assessment Software**

Redcar and Cleveland Borough Council purchased the GeoEnviron Contaminated Land Module linked to the Arcview Geographical Information System (GIS) in 2007 for the purpose of risk assessing and prioritising potentially contaminated land sites for further inspection under Part 2A of the Environmental Protection Act 1990.

GeoEnviron replaced the previous software CLARA (Contaminated Land Assessment Risk Analyst) due to the system being obsolete which lead to a number of software compatibility issues and technical issues.

The GeoEnviron risk assessment software is maintained by STM Environmental and managed by the Principal Environmental Protection Officer and the Contaminated Land Officer.

### **7.2 Data Confidentiality**

The security of GeoEnviron and the Stage 1 Site Prioritisation Inspection List of potentially contaminated sites is critical. This data is mainly incomplete and unverified and therefore reports, including conclusions based on strategic preliminary information or incomplete data, pertaining to sites that are considered to be potentially contaminated, will be treated as confidential. Part 3 12(4)(d) of the Environmental Information Regulations 2004 provides an exemption for incomplete data.

Information provided to the Council by a third party in the course of its inspection and assessment of land for potential contamination, will also be classified as confidential and will only be disclosed for public inspection with the prior agreement by the information provider.

### **7.3 Public Register**

Section 78R of the Environmental Protection Act 1990 requires Redcar and Cleveland Borough Council to maintain a Public Register relating to actions pertaining to land identified as contaminated land under the Act.

Redcar and Cleveland Borough Council's Public Register of Contaminated Land is available for viewing between 9.00am and 4.30pm Monday to Friday, by prior appointment at:

Belmont House  
Rectory Lane  
Guisborough  
TS14 7FD

#### **7.4 Requests for Environmental Information**

Redcar and Cleveland Borough Council will comply with the provisions of the Environmental Information Regulations 2004, the Freedom of Information Act 2000 and the Data Protection Act 1998 in all responses to requests for environmental information.

Care will be taken to ensure that the information provided is as accurate and correct as possible so as to avoid 'blighting' land and raising unfounded concerns (see Section 8.2).

Environmental information requests are normally to provide environmental information pertaining to property sales or development.

## **8.0 GENERAL LIAISON AND COMMUNICATION STRATEGIES**

### **8.1 Internal Liaison**

Environmental Protection will liaise throughout the inspection process with relevant sections of the Council, in particular Planning, Building Control, Regeneration, Estates and Legal. The Leader of the Council, Ward Councillors, the Cabinet Member for Community Safety and Environment and Rural Affairs, the Director of Area Management, the Head of Service and where appropriate Neighbourhood Managers will be informed of site investigation works and the outcome of these works.

### **8.2 External Liaison**

The Statutory Guidance states that developing an understanding of risks in complex cases may raise issues which are beyond the expertise of one person and may require the involvement of others to conduct a robust risk assessment. The question of whom to consult will depend largely on the circumstances of the land, and expertise and gaps in expertise of the person carrying out the risk assessment. Redcar and Cleveland Borough Council will liaise with the necessary Agencies as appropriate depending on the circumstances of the case. Where warranted, the Council will consider employing the services of external consultants and legal representatives.

Redcar and Cleveland Borough Council will always consult with the Environment Agency when trying to establish through the risk assessment process whether significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused. Subject to the Environment Agency's advice and agreement, the Council may request that the Environment Agency carry out the intrusive inspection of the land on its behalf.

Redcar and Cleveland Borough Council will consult the Health Protection Agency when trying to establish through the risk assessment process whether significant harm is being caused or there is a significant possibility of such harm being caused to health. The Health Protection Agency will be asked to work with the Council to assist in the communication of advice regarding health affects and may assist with information, such as leaflets and information packs aimed at the interested parties.

Redcar and Cleveland Borough Council will consult Natural England when considering whether land might meet the definition of contaminated land by virtue of an ecological system effect.

### **8.3 Communication Strategies**

Prior to site investigation works for the highest priority sites, Environmental Protection will develop communication strategies with the assistance of the Corporate Communication and Consultancy teams as necessary.

Communication strategies will aim to: -

- (1) Address the site investigation works
- (2) Inform and update key milestones to all interested parties on a regular basis throughout the site investigation process
- (3) Provide information packs for residents, including historical information on previous land use, details of the site investigation works, frequently asked questions and contact details.
- (3) Provide an opportunity for interested parties to communicate directly with a designated officer
- (4) Reassure interested parties for all aspects of the site investigation works
- (5) Gain the support of residents, landowners, land users, the wider public and other interested parties for the site investigation works
- (6) Manage the perceived risk to all interested parties
- (7) Anticipate and manage any potential crisis situations that may generate negative publicity for the site investigation works or Redcar and Cleveland Borough Council

### **8.4 Review and Consultation of the Contaminated Land Inspection Strategy**

The 2004 Strategy has been reviewed in accordance with the advice provided in the revised Contaminated Land Statutory Guidance published in April 2012.

Statutory bodies, other sections of the Council, Councillors and the Tees Valley Authorities were consulted on the draft Contaminated Land Inspection Strategy in October 2012 and were invited to provide comments. The draft Strategy was published on the Council's website to enable all interested parties and the wider public with an opportunity to provide comments.

The full list of consultees is provided in Appendix 5.

The Contaminated Land Inspection Strategy proposes a 5 year work programme for the inspection process (see Section 4).

The next review of the Strategy is expected to be undertaken at the end of 2018 or earlier if required by statute.

## **8.5 Responses from External Consultees**

The Council acknowledges the following organisations for their comments regarding the “Draft Contaminated Land Strategy 2013”. These comments are a valuable part of the consultation process and have been taken into consideration in preparing the final document.

Environment Agency  
Natural England  
Tees Archaeology.

## **9.0 SUPPORTING INFORMATION**

The following Appendices support the Contaminated Land Inspection Strategy:

Appendix 1: Characteristics of Redcar and Cleveland Borough Council Area

Appendix 1: Pollution of Controlled Waters and Special Sites

Appendix 2: Powers of Entry

Appendix 3: Contaminated Land Register of Public Information

Appendix 4: List of Consultees

Appendix 5: Reference Bibliography

## APPENDIX 1

### CHARACTERISTICS OF REDCAR AND CLEVELAND BOROUGH COUNCIL AREA

#### Geographical Location

Redcar and Cleveland Borough Council is situated on the North East Coast of England, to the south of the River Tees. It is one of the 5 unitary authorities within the Tees Valley, the others being Darlington, Hartlepool, Middlesbrough and Stockton-on-Tees.

**Figure 3 The Borough of Redcar and Cleveland**



#### Size

The Borough of Redcar and Cleveland covers an area of approximately 242 square kilometres (93 square miles).

#### Population Distribution and Brief History

The Borough of Redcar and Cleveland covers an area of approximately 242 square kilometres (93 square miles) with a total population estimated at 140,000. It is made up of 4 towns. Redcar is in the north of the Borough and is the largest with a population of approximately 36,000. The market town of

Guisborough is in the south with a population of approximately 17,300. To the east along the coast from Redcar are the towns of Marske and Saltburn with approximate populations of 8,000 and 6,000 respectively.

The borough also has a selection of smaller townships with the Eston/South Bank urban conurbation (including the settlements of South Bank, Grangetown, Eston, Teesville, Normanby and Ormesby to the west of the district with a combined population of some 42,000.

The eastern area of the Borough is now predominantly agricultural although potash is mined on a commercial basis at Boulby. The area includes the rural parishes of Loftus, Lockwood, Skelton, Brotton Lingdale and Kilton among others, with a combined population of approximately 22,400. Many of the settlements originally grew up as mining communities following the discovery of ironstone and potash in the area. Such developments significantly contributed to the growth of industry on Teesside.

The borough is predominantly recognised for steel production following the discovery in 1850 when a major seam of ironstone was found on the Eston Hills and subsequently the onset of the iron, steel and shipbuilding industries. Despite the decline of the traditional mining industry, the South Bank of the Tees has retained an industrial base and continues to be a major centre of employment for the borough. The Lackenby Steel Works and Wilton Chemical Complex now provide the hub of the industrial heritage of the area, whilst Teesport is the second largest UK port in terms of annual tonnage handled. The Boulby Mine is a 200-hectare (490-acre) site and is Europe's second deepest mine at 1,400 meters (4,600 ft) producing more than 1 million tonnes of potash per annum.

### **Land Owned by Redcar and Cleveland Borough Council**

The property portfolio for Redcar and Cleveland Borough Council is extensive and is held for various purposes including the delivery of the Council's Statutory Services. Within its diverse portfolio Redcar and Cleveland Borough Council includes land and buildings for retail sales, industrial promotion, regeneration, libraries, highways, car parks, caravan parks, foreshore buildings, pier, allotments, gypsy sites, museums, farms and a public park. Redcar and Cleveland Borough Council is committed to dealing with its own land where land is risk assessed and shown as being highest priority for further inspection.

### **Current Land Use Characteristics**

Redcar and Cleveland is a diverse Borough with a mixture of urban, rural and coastal settlement, interspersed with industrial development, open countryside and heritage coastline to the East. Part of the Borough lies within the North York Moors National Park and to the north there are several large industrial complexes on the South Bank of the River Tees.



As a result of its diverse heritage and geographical area the Borough retains a wide variety of land uses within its overall area. Apart from residential areas there are both large and small industrial sites. These sites range from the large chemical and steel works on the South Bank of the River Tees down to small and medium sized industrial estates which are spread around the borough.

The Redcar & Cleveland Local Development Framework 2010 identifies the following characteristics of the borough:

(1) National Sites

Sites of Special Scientific Interest (SSSI), (defined as the country's most valued wildlife sites and given statutory protection under the Wildlife and Countryside Act 1981).

These are, (outside the National Park), the rocks and sands between Redcar and the Tees Estuary (also included in the Special Protection Area (SPA)), and the sites of Lovell Hill Pools, Saltburn Gill, Boulby Quarry, Langbaugh Ridge, Roseberry Topping, Pinkney and Gerrick Woods.

(2) Local Nature Reserves

Local Nature Reserves are statutory sites declared by the Council (and ratified by Natural England) to promote education and access to nature.

These are, the Borough Guisborough Branch Walkway, Flatts Lane Woodland Country Park and Rosecroft, Loftus, Whitecliff and Clarksons Woods.

(3) Heritage Coasts

The borough's coastline from Saltburn eastward is defined as the North Yorkshire and Cleveland Heritage Coast, an area protected to enhance the natural beauty of the coasts, their marine flora and fauna, and protect their heritage features against any development that may harm its special character.

The biodiversity of the Borough is of major importance, and a range of designations, both statutory and non-statutory exist to protect some of the important habitats. Most, however, remain unprotected.

South Gare and Redcar Rocks qualify for protection under the Ramsar Convention on Wetlands of International Importance (1971) and as a Special Protection Area under a European Community Directive on the Conservation of Wild Birds. They are also designated as SSSI.

Within the Borough there are 3 Regionally Important Geological / Geomorphologic sites (RIGS) at Whitecliffe Wood, Hutton Lowcross and Cliff Ridge. RIGS are any Geological/Geomorphologic sites, excluding SSSIs that

are considered worthy of protection for their educational, research, historical or aesthetic importance.

#### (4) Key Property Types

The following table provides an indication of the numbers of key property types within the borough of Redcar and Cleveland.

**Table 3 Key Property Types**

Conservation Areas	17
Listed Buildings (total)	608
Grade I Listed Buildings	14
Grade II* Listed Buildings	25
Grade II Listed Buildings	568
Ungraded	1
Sites and Ancient Monuments (Land and Maritime records)	1278

#### (5) Key Water Resources

Northumbrian Water pumps water from the River Tees to Broken Scar Treatment Works at Darlington in order to supply fresh water to the majority of the Borough. Additional untreated water is pumped directly from the River Tees to supply industrial Teesside. Cow Green Reservoir at the head of the River Tees is sometimes used to support supply to Broken Scar and to meet the industrial demand. The Lune and Balder reservoirs consist of Selset, Selset Weir and Grassholme on the River Lune, and Balderhead, Blackton, Hury Subsidiary and Hury on the River Balder. This group of reservoirs supply Lartington Water Treatment Works near Barnard Castle. The water can also be used for regulation releases in support of the River Tees.

**Table 4 Water Abstractions in the Borough**

Supply Ref	Site Name	Eastings	Northings	Source Type	Main Use of Supply
P46*13/1	Holywell Farm PWS	472391	516805	SPW	DOMS
P46***AIRY /1	Airy Hill Farm PWS	464627	516780	SPW	DOMS
P46*12BIR K/1	Aysdale Gate PWS	464598	514216	SPW	DOMS
P46*12BIR K/2	Tidkinhow Lodge PWS	464839	514301	SPW	SDDW
P46*12BIR K/3	Tidkinhow Farm PWS	464464	514156	SPW	SDDW
P46*13BOU L/1	High Boulby Farm PWS	474971	518658	BHW	DOMS
P46*12DIM	Dimmingdale	468887	511872	SPW	SDDW

<b>Supply Ref</b>	<b>Site Name</b>	<b>Eastings</b>	<b>Northings</b>	<b>Source Type</b>	<b>Main Use of Supply</b>
M/1	Farm PWS				
P46*13DOD D/1	Dodder Carr Farm PWS	473385	513069	SPW	SDDW
P46*13GER R/1	Stubdale Farm PWS	471030	511973	SPW	SDDW
P46*12GER R/1	Low Farm PWS	470076	512669	SPW	COMM
P46*13GRI N/1	Low Waupley Farm PWS	472559	513511	SPW	SDDW
P46*13GRI N/2	High Waupley PWS	472672	514690	SPW	DOMS
P46*14GUI S/1	Mount House Farm PWS	458815	512990	SPW	SDDW
P46*14GUI S/2	Howla Hay PWS	464363	517762	SPW	SDDW
P46*14GUI S/4	Sleddale Farm PWS	462109	512300	SPW	SDDW
P46*13HU MM/1	Warren Cottage PWS	473173	519696	SPW	SDDW
P46*14HUT T/1	Highcliffe Farm PWS	461487	513085	SPW	SDDW
P46*13LIVE /4	Blue House Farm PWS	471878	513655	SPW	COMM
P46*13LIVE /1	Golden Hill PWS	471884	513617	MMS	COMM
P46*13LIVE /2	Lane Head Farm PWS	471033	511839	SPW	DOMS
P46*13LIVE /3	Thatchmire Farm PWS	471115	514073	SPW	SDDW
P46*12LON G/1	Pomona Mill PWS	470086	515685	SPW	SDDW
P46*12LON G/2	Hanks Hill Farm PWS	469958	515364	SPW	SDDW
P46*12MAR S/1	Skelton Castle PWS	465147	518354	SPW	DOMS
P46*14MID D/1	High Barnaby Farm PWS	457824	517224	SPW	DOMS
P46*14MID D/2	Barnaby Side Farm PWS	457280	517063	BHW	DOMS
P46*12MO OR/1	Haredale Farm PWS	468029	512533	SPW	SDDW
P46*13NOR T/1	Rose Hill Farm PWS	472691	518674	SPW	COMM
P46***PINC /1	Pinchinthorpe Hall PWS	458187	513650	SPW	COMM
P46*13RID	Onehams	476892	518104	SPW	SDDW

Supply Ref	Site Name	Eastings	Northings	Source Type	Main Use of Supply
G/1	Farm PWS				
P46*12SAL T/1	Mill Farm PWS	456062	516343	SPW	DOMS
P46*13SCA L/1	Waupley New Inn Farm PWS	473385	512903	SPW	DOMS
P46*13SCA L/2	Clay Hall Farm PWS	473267	512339	SPW	SDDW
P46*13SOU T/4	South Loftus PWS	472641	517374	SPW	DOMS
P46*13SOU T/1	Handale Abbey PWS	472603	515625	SPW	DOMS
P46*13SOU T/3	Mahrya Tor PWS	472908	517031	BHW	SDDW
P46*13UPT O/1	Rockcliffe Farm PWS	474406	519626	SPW	SDDW
P46*14WHI T/1	Round Close Farm PWS	463645	514382	SPW	SDDW
P46*13WHI T/1	Twizziegill Farm PWS	475113	518094	SPW	DOMS
P46*14WIL T/1	Court Green Farm PWS	459354	518173	SPW	SDDW
DP47Z13G RIN/1	Grinkle Park Caravan Park	474141	514963	UNK	COMM
DP47Z14G UIS/1	Tocketts Mill	463146	518091	UNK	COMM
DP47Z06KI NG/1	Travellers Site	452657	520952	UNK	COMM
DP47Z10M AJU/1	Majuba Caravan Park	459121	525296	UNK	COMM
DP47Z12M ARG/1	Margrove Park Holiday Homes	465005	515648	UNK	COMM
DP47Z12MI LT/1	Hazलगrove Caravan Park	465879	521434	UNK	COMM
DP47Z12S ALT/1	Rushpool Hall	466562	520541	UNK	COMM
DP47*10TR UN/1	Wilton International	457586	523850	UNK	COMM

**KEY to Table 4**

Source type: BHW = Borehole

SPW = Spring

MMS = Multiple sources which are a combination of borehole  
and spring

UNK = Unknown

Main use of supply: DOMM = Domestic uses (this would include a dwelling or

a non food commercial premises which uses  
the water for domestic purposes).  
COMM = Water is used for commercial purposes.  
SDDW = Single domestic dwelling with no commercial  
activity.

## **Prehistoric and Medieval History**

One of the earliest and perhaps most drastic of man's activities which have influenced the landscape in this area is the clearing and remodelling of land for agriculture. This ongoing process started in the Neolithic period (about 6,000 years ago) and reached a climax in the later prehistoric period (The Bronze Age, between about 3,000 and 4,500 years ago and The Iron Age, between about 3,000 and 2,000 years ago). The results of this activity can be best observed in the area now called the North York Moors which was cleared of woodland to allow for farming and is littered with monuments, many of them funerary or ritual.

Perhaps some of the earliest evidence for 'industrial' activity can be seen at Coatham Marsh where there are substantial remains of medieval salt workings. There is documentary evidence for a flourishing port at Coatham at this time, probably located just inside the River Tees Estuary in the Tod Point area. The foundation of our coastal villages, notably Coatham, Redcar, Marske, Saltburn, Skinningrove and Staithes, was largely due to the exploitation of inshore fish stocks.

## **Alum, Jet and Milling History**

The dissolution of the great religious houses in the 16<sup>th</sup> Century stimulated the creation of large secular estates that became synonymous with now familiar family names, such as the Chaloners at Guisborough. Such entrepreneurial families exploited the resources on their lands and started some of the area's most familiar industrial processes. Rock Hole Alum Quarry was started by John Atherton of Skelton Castle in 1604 and was the earliest in the district. Remains of these and other such workings are still visible at Loftus, Boulby, Newgate Bank and Spawood, the latter 2 being partly infilled with shale waste from other workings. Associated with this industry are Hummersea Port and other coastal features.

Another extractive industry that has made its mark is jet mining, both along the coast in the Staithes area, but also on the edge of Bold Venture Gill and north of Roseberry Topping where there are the remains of collapsed drifts and shafts and waste heaps.

The many mills and their watercourses established in the medieval period have had a less dramatic physical effect on the environment. Later remains of mills from the 18<sup>th</sup> and 19<sup>th</sup> centuries still exist at Tockets Mill, Kilton Mill and Marske Mill.

## **Ironstone Mining History**

One of the most dramatic changes to the area came in the mid 19th century when Cleveland experienced its industrial revolution. The discovery and exploitation of the main seam at Skinningrove and Eston resulted in the rapid

establishment of quarries, drift workings and later shaft mines, surface workings, buildings, inclines and railways, waste tips and housing and facilities for the growing workforce. The industry survived until the last closure at North Skelton Mine in 1964.

### **Iron and Steel Making History**

The development of iron and steel works followed the discovery of ironstone. Other than the derelict and waste sites of such plants as the Cleveland Works, Grangetown, the Clay Lane and Cargo Fleet Works and the Warrenby and Redcar Works there is little of merit to represent the history of these now redundant, but once vast industrial complexes. However, their effect on the local environment is obvious to see, especially along practically the whole length of the South River Tees corridor in the Redcar and Cleveland area and to a lesser extent at Skinningrove. The industry is still extant in such works as Coke Ovens, Redcar Blast Furnace, the BOS Plant and associated works, the Lackenby Rolling Mills and the Special Profiles Section at Skinningrove.

### **Railway History**

An elaborate complex of railways and embankments were constructed and part of the original Stockton and Darlington Railway, opened between Darlington and Redcar in 1846 and extended to Saltburn in 1861, is still open today.

There are structures which are testimony to the massive engineering feats needed to overcome difficult natural features, especially in East Cleveland. These include Easington Tunnel, Kilton Viaduct (NB built in 1867 and buried beneath shale in 1912), and Saltburn Viaduct, various cuttings of the Cleveland Extension Mineral Railway, "Paddy Waddle's Railway" and the Cleveland Railway Viaduct at Slapewath. Notable railway architecture includes Saltburn Station, an engine shed and various railway cottages, including examples from 1847 in Kirkleatham Village which were originally built in Coatham.

### **River and Sea**

The area to the south of the Tees was criss-crossed by a series of ditches and dykes, many now piped underground, which drained the low-lying areas into the River Tees. The need to protect against inundation of settlement by the sea and to formalise the River Tees Estuary to provide greater safety for shipping is evidenced by large coastal and river works dating mainly from the second half of the 19th Century. The absence of a safe harbour along this part of the coast has led to several attempts to provide safe berthage, notably at Staithes (outside the area at Port Mulgrave), Hummersea Port, Skinningrove and at the mouth of the Tees itself. Constructed of millions of tons of slag from local ironworks, South Gare was built out from the shifting

sands at Tod Point in order to formalise the entrance to the River Tees. Works started in 1866 and were completed in 1888.

Travelling upstream from the Gare the whole of the area between the original high and low water marks to Redcar and Cleveland has been reclaimed and canalised to create a formal shipping channel. The banks are broken by access to such features as the major deep-water berthage at Teesport and the early 20th Century dry docks and yard which was originally at Smiths Dock.

On the coast itself a series of man-made 'leisure-type features' includes Saltburn Pier, built in 1869, the Cliff Lift of 1884 and a lower promenade constructed of stone sleepers from the original Stockton and Darlington Railway. Redcar Pier underwent construction in 1871 and was later opened in 1873, complete with separate landing stage. In 1885 a ship demolished the landing stage and in 1898, the pier-head burned down. In 1980 the pier was declared unsafe and was closed and the site had been cleared by March 1981.

A large numbers of shipwrecks litter this coast and pose hazards to shipping and fishing gear, especially at low tide in the area of the Scars at Redcar.

### **Urban Growth and 'Modern' Industries**

Many communities expanded rapidly with the growth of mining, iron and steel making and the industrialisation of the area generally. Communities such as Grangetown and South Bank were founded in the 19th Century specifically to accommodate iron and steel families, as was Dormanstown later in the early 20th Century. Features of urban development and the provision of amenities includes reservoirs and dams, notably Lockwood Beck Reservoir and Westworth Dam, built in the 1870s, and gas works sites at Guisborough and Redcar.

The post-war development of the chemical industry on the Wilton Site has had a massive physical impact on the area, creating employment and continuing to sustain employment. Likewise, in East Cleveland, the establishment of Boulby Potash Mine has had an environmental impact but has provided a much-needed source of employment in a largely rural economy.

### **The Geological Character of Redcar and Cleveland**

Knowledge of local geology is critical to the risk assessment process for identifying potential links between geological pathways and contaminants and receptors and for the development of the site conceptual.



The composition of the Borough's solid geology is broadly the same. Figures 4-9 show the different layers, the geological groups, bed depths, time periods and cross-sectional lines for the borough's geology.

The 11 different layers can be broken down further into drift geology and solid geology.

### **Drift Geology**

Layer 1 includes:

Glaciofluvial deposits, (sand and gravel) and layers of till, (clay with pebbles and lenses of gravel).

### **Solid Geology**

Layer 2 is made up from the Scalby, Scarborough, Cloughton, Eller Beck, Saltwick and Dogger formations. It includes, sandstones, meor grit, quarts sandstone, limestone, mudstone, thin coals and ironstone.

Layer 3 is made up from Whitby Mudstone. It includes mudstone with limestone concretions, a jet rock members and bituminous mudstone.

Layer 4 is made up from the Cleveland Ironstone and Staithes Sandstone formations. It includes, the main Cleveland ironstone seam and sandstone.

Layer 5 is made up from the Redcar Mudstone formation. It is mudstone with thin sandstone and limestone beds in the lower part.

Layer 6 is a layer of red and green mudstone, with gypsum and sandstone with halite in the lower part.

Layer 7 is a layer of red and green mudstone, with gypsum and sandstone with halite in the lower part.

Layer 8 is the Sherwood Sandstone group.

Layer 9 is made up from the Roxby, Sneaton Halite, Shurburn Anhydrite, Canallitic Marl, Boulby Potash/Natile, Billingham Anhydrite, Brotherton Fordon Evaporates, Kirkham Abbey, Hayton Anhydrite and Cadeby formations.

Layer 10 includes sandstone, mudstone and thin limestone.

Layer 11 includes limestone and calcareous mudstone.

**Figure 4 Redcar and Cleveland Drift and Solid Geology**

REDCAR AND CLEVELAND  
GEOLOGY.

<u>LAYER</u>	<u>BED DEPTH.</u>	<u>GROUP.</u>	<u>PERIOD.</u>	<u>STARTING DATE.</u> (IN MILLIONS OF YEARS AGO)
DRIFT GEOLOGY.				
1)	25m(+/-)		QUATERNARY.	2.5
SOLID GEOLOGY				
2)	100m(+/-)	RAVENS CAR GROUP (RG).	MIDDLE JURASSIC.	195
3)	80-93m	LIAS GROUP (LG).	LOWER JURASSIC.	
4)	20-35m	LIAS GROUP (LG).	LOWER JURASSIC.	
5)	230-275m	LIAS GROUP (LG).	LOWER JURASSIC.	
6)	20m	PENARTH GROUP (PnG).	TRIASSIC.	
7)	200-275m	MERCIA MUDSTONE (MMG).	TRIASSIC.	
8)	250-330m	SHERWOOD SANDSTONE GROUP (SSG).	TRIASSIC.	
9)	600m(+/-)	ESKDALE GROUP (EG). STAINTONDALE GROUP (SG). TEESSIDE GROUP (TG). AISLABY GROUP (AyG). DON GROUP (DG).	PERMIAN.	280
10)	0 to 400m	MILLSTONE GRIT GROUP (MG). STAINMOOR GROUP (ST). (DIFFERENTIATED).	CARBONIFEROUS.	345
11)	600m(+)	ALSTON GROUP (AG).	CARBONIFEROUS.	

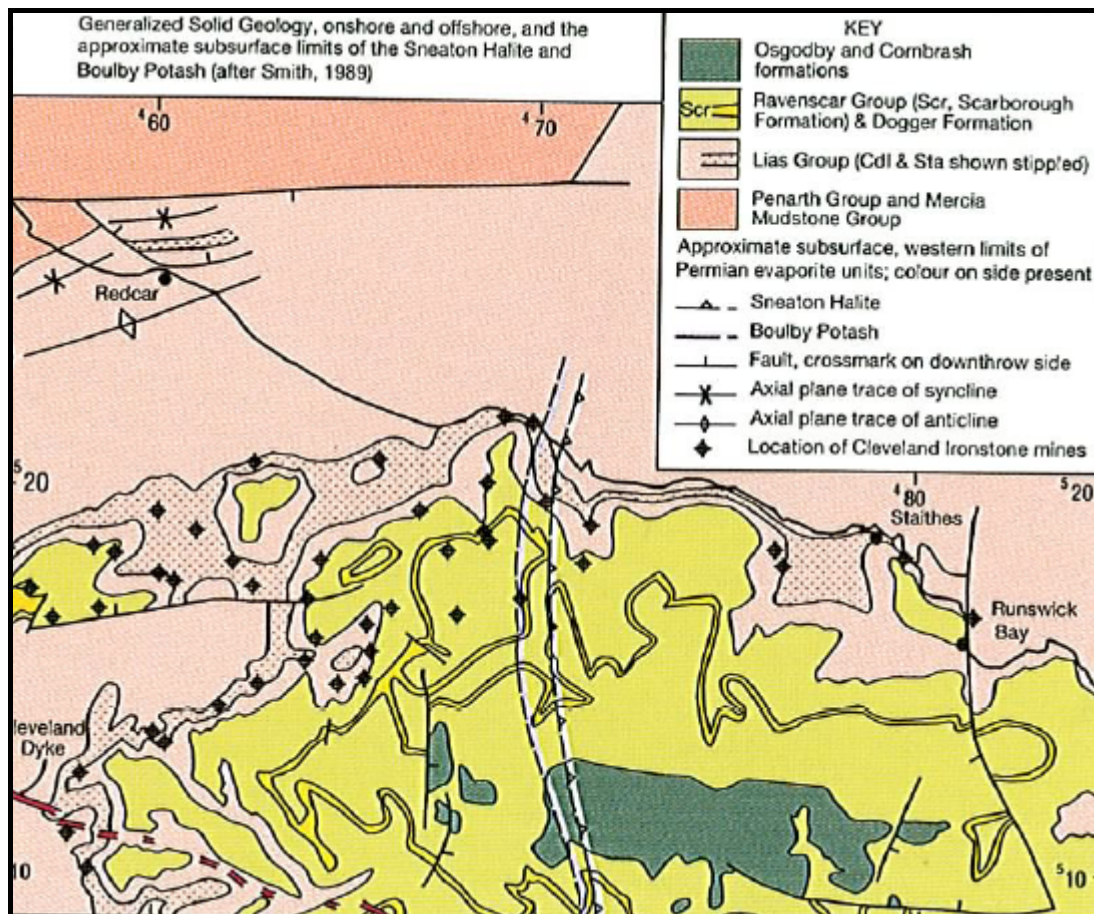
## **Exceptions to the Drift and Solid Geology Representations**

The area adjacent to the River Tees. This area consists of “made ground” of sand, clay, ash, brick and slag etc, which sits on top of the natural drift geology. This layer of drift includes river alluvium (mud and silt), laminated clay and till, (Boulder clay and littoral sand).

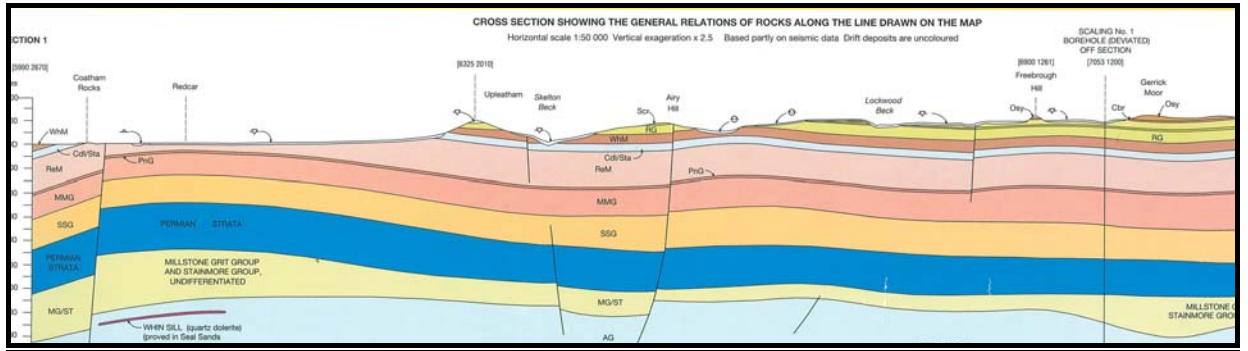
The Redcar area. Here, the solid base level of Redcar Mudstone is over-laid by drift geology consisting of till (clay with pebbles and lenses of gravel), as well as blown sand.

Features such as the Upsall, outcrop. This outcrop is made up from formations described in layers two to five above, from the Ravenscar and Lias groups of the Jurassic period.

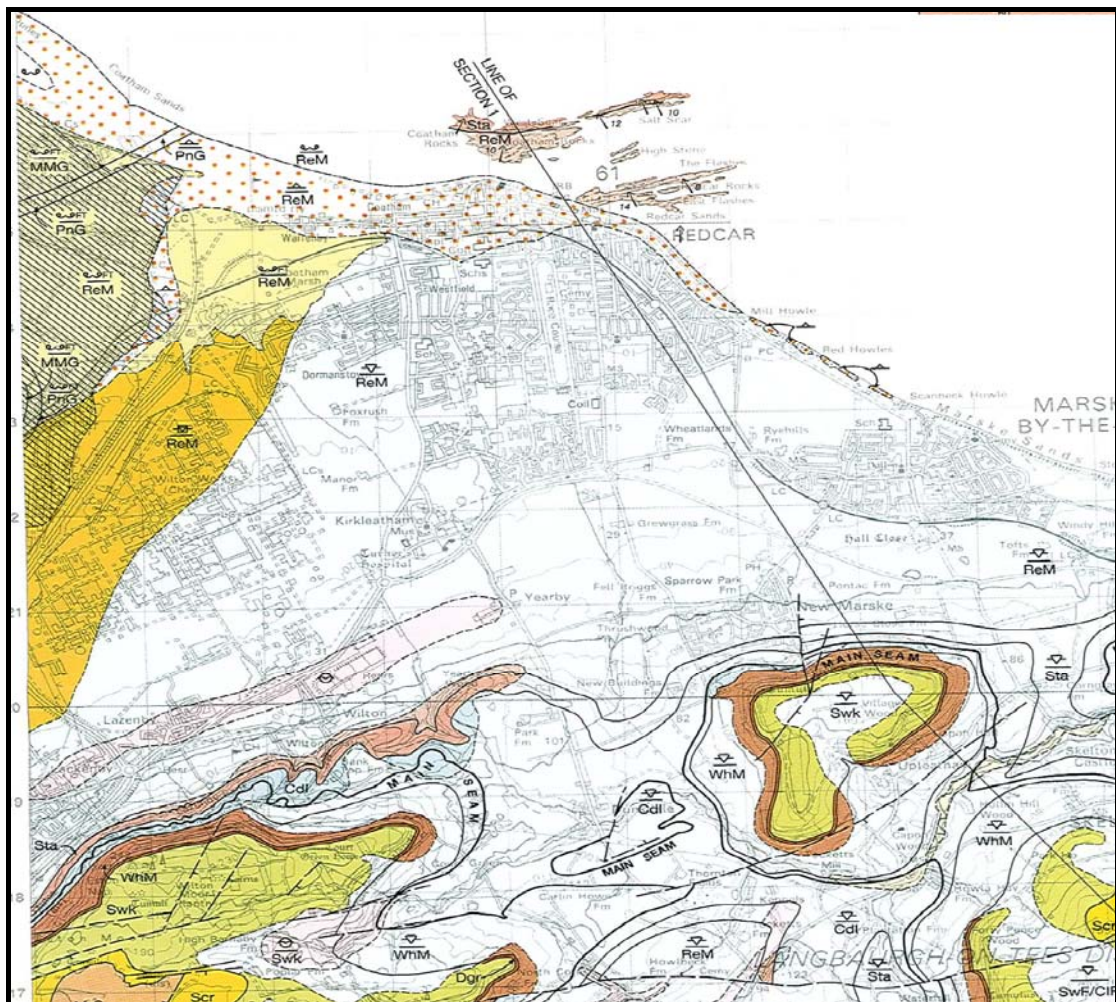
**Figure 5 Generalised Solid Geology**



**Figure 6 Cross Section 1 Showing the Relationship of Rock Strata**

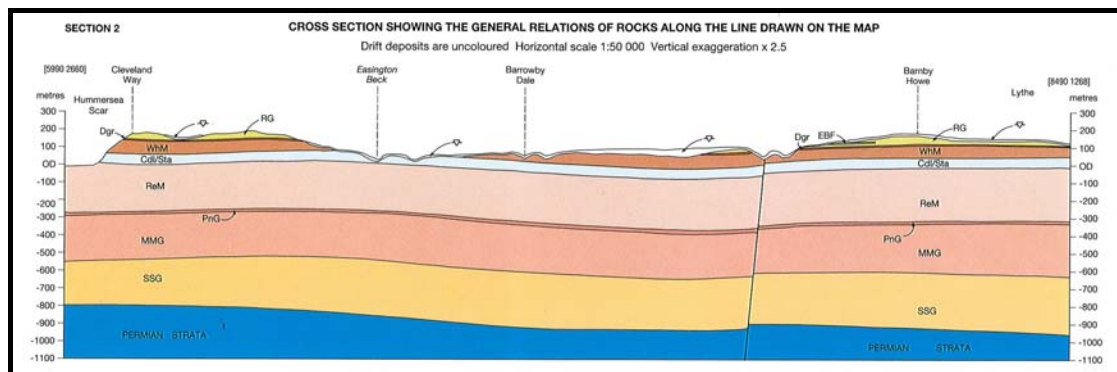


**Figure 7 Line of Cross Section 1 Rock Strata**

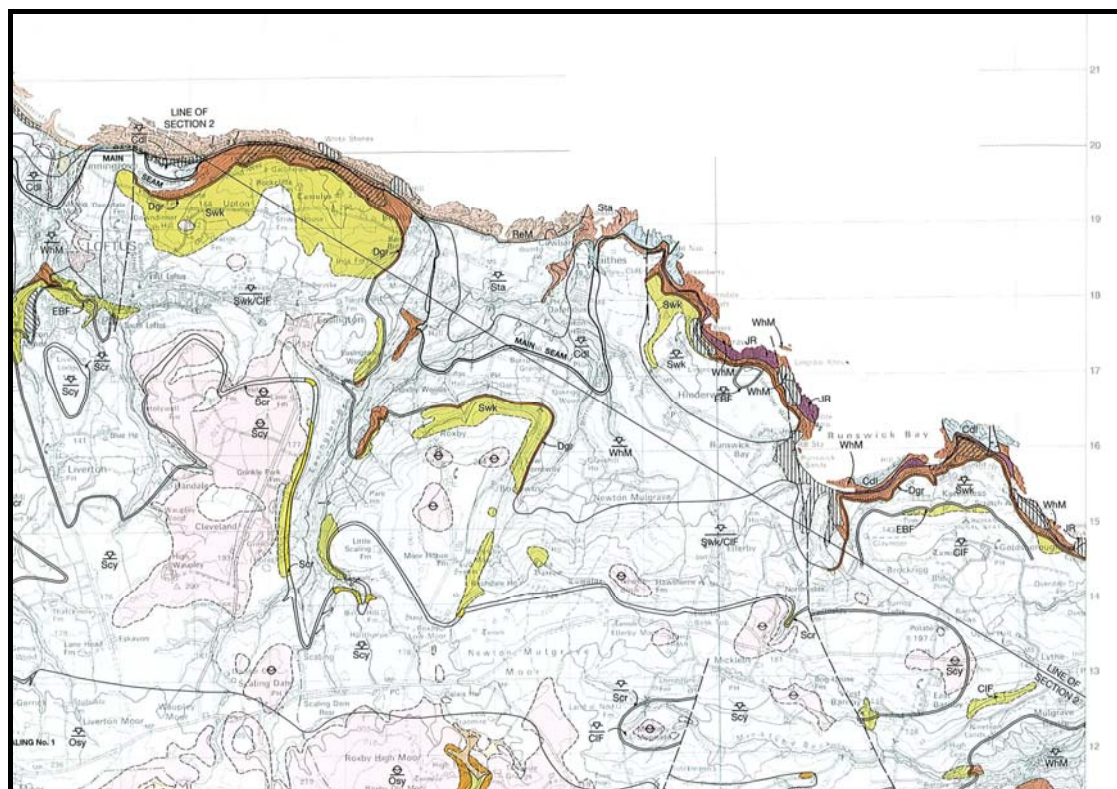




**Figure 8 Cross Section 2 Showing the Relationship of Rock Strata**



**Figure 9 Line of Cross Section 2 Rock Strata**



## **Broad Hydrogeological Characteristics**

Apart from the River Tees, there are only 2 significant surface watercourses within the Borough of Redcar and Cleveland which are known as Skelton Beck and Skinningrove Beck. Under the Water Framework Directive these water courses are subdivided into a number of water bodies. Each of these have been classified based on criteria set out in the Directive.

The overarching aim of the directive is to improve water quality and water bodies should, where feasible /practical, reach a minimum of 'good' status. Where a water body does not meet good status there is a requirement to carry out investigations to identify the reason and put in place measures which will result in an improvement in its status. Where the cause is found to be associated with land contamination this would be an important factor in triggering an examination of a site.

The Tees is classed as transitional water – a term which applies to estuaries where water is a mixture of fresh and saline water.

Following the requirements set out in the directive the classification is reviewed on a regular basis. The Council therefore recommends that for the current status of a water body it would be best to check the 'What's In My Backyard' section of the Environment Agency's website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)).

## **Groundwater**

Figures 10 and 11 display the aquifer designations that are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The maps are split into 2 different types of aquifer designation:

(1) Superficial (Drift) – permeable unconsolidated (loose) deposits. For example, sands and gravels.

(2) Bedrock – solid permeable formations e.g. sandstone, chalk and limestone.

## **Principal Aquifers**

These are layers of rock or drift deposits that have high intergranular and / or fracture permeability, meaning they usually provide a high level of water storage. They may support water supply and / or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifers.

## **Secondary Aquifers**

These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:

Secondary A – permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Secondary B – predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

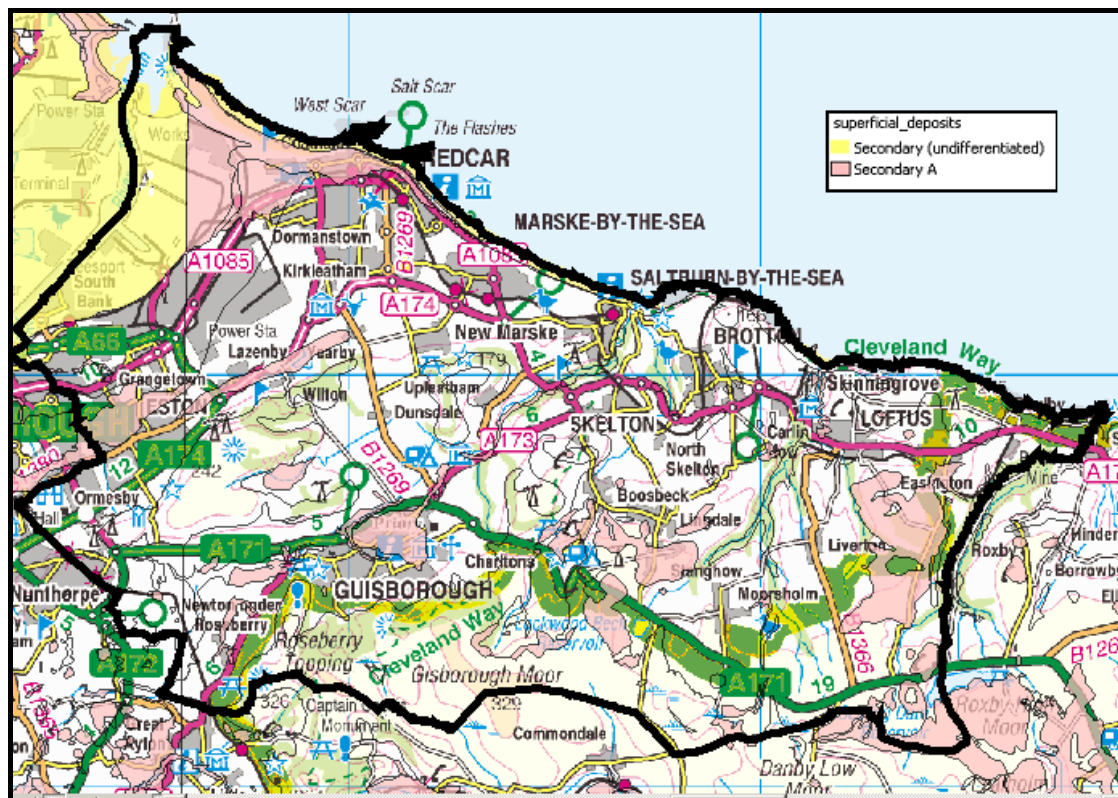
Secondary Undifferentiated – has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

## **Unproductive Strata**

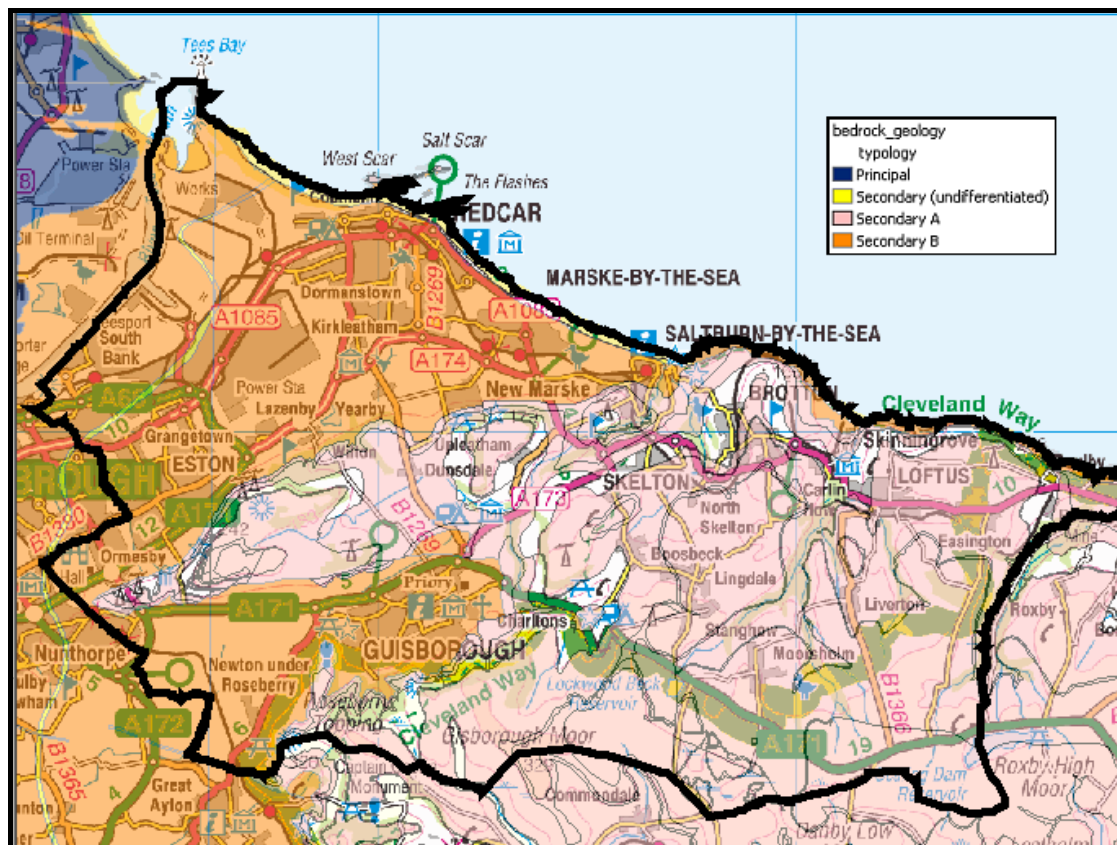
These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.



Figure 10 Aquifer Map Superficial Deposits Designation



**Figure 11 Aquifer Map Bedrock Designation**



The Aquifer maps show that there are no “principal aquifers” in Redcar and Cleveland Borough, however, there are large areas classified as “Secondary A” and “Secondary B undifferentiated” in the Superficial Deposits Designation and “Secondary A” and “Secondary B” in the Bedrock Designation.

## APPENDIX 2

### POLLUTION OF CONTROLLED WATERS AND SPECIAL SITES

The Contaminated Land (England) Regulations 2006 include the description of sites which if contaminated land should be considered as a special site. These criteria were amended in April 2012 and the current provisions are as follows.

#### Special Sites

2.—(1) Contaminated land of the following descriptions is prescribed for the purposes of section 78C(8) as land required to be designated as a special site—

- (a) land affecting controlled waters in the circumstances specified in regulation 3;
- (b) land which is contaminated land by reason of waste acid tars in, on or under the land;
- (c) land on which any of the following activities have been carried on at any time—
  - (i) the purification (including refining) of crude petroleum or of oil extracted from petroleum, shale or any other bituminous substance except coal; or
  - (ii) the manufacture or processing of explosives;
- (d) land on which a prescribed process designated for central control has been or is being carried on under an authorisation, where the process does not solely consist of things being done which are required by way of remediation;
- (e) land on which an activity has been or is being carried on in a Part A(1) installation or by means of Part A(1) mobile plant under a permit, where the activity does not solely consist of things being done which are required by way of remediation;
- (f) land within a nuclear site;
- (g) land owned or occupied by or on behalf of—
  - (i) the Secretary of State for Defence;
  - (ii) the Defence Council,
  - (iii) an international headquarters or defence organisation, or

- (iv) the service authority of a visiting force, being land used for naval, military or air force purposes;
- (h) land on which the manufacture, production or disposal of—
  - (i) chemical weapons,
  - (ii) any biological agent or toxin which falls within section 1(1)(a) of the Biological Weapons Act 1974(1) (restriction on development of biological agents and toxins), or
  - (iii) any weapon, equipment or means of delivery which falls within section 1(1)(b) of that Act (restriction on development of biological weapons), has been carried on at any time;
- (i) land comprising premises which are or were designated by the Secretary of State by an order made under section 1(1) of the Atomic Weapons Establishment Act 1991(2) (arrangements for development etc of nuclear devices);
- (j) land to which section 30 of the Armed Forces Act 1996(3) (land held for the benefit of Greenwich Hospital) applies;
- (k) land which is contaminated land wholly or partly by virtue of any radioactivity possessed by any substance in, on or under that land; and
- (l) land which—
  - (i) is adjoining or adjacent to land of a description specified in any of sub-paragraphs (b) to (k); and
  - (ii) is contaminated land by virtue of substances which appear to have escaped from land of such a description.
- (2) For the purposes of paragraph (1)(b), “waste acid tars” are tars which—
  - (a) contain sulphuric acid;
  - (b) were produced as a result of the refining of benzole, used lubricants or petroleum; and
  - (c) are or were stored on land used as a retention basin for the disposal of such tars.

### **Regulation 3 Pollution of Controlled Waters**

3. The circumstances to which regulation 2(1)(a) refers are where—

- (a) controlled waters which are, or are intended to be, used for the supply of drinking water for human consumption are being affected by the land and, as a result, require a treatment process or a change in such a process to be applied to those waters before use, so as to be regarded as wholesome within the meaning of Part 3 of the Water Industry Act 1991(1) (water supply);
- (b) controlled waters are being affected by the land and, as a result—
  - (i) those waters do not meet or are not likely to meet the criterion for classification applying to the relevant description of waters specified in regulations made under section 82 of the Water Resources Act 1991(3) (classification of quality of waters); or
  - (ii) for controlled waters that are designated as protected areas under Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for Community action in the field of water policy(4), those waters do not meet the environmental objectives that apply to them under that Directive (excluding protected areas listed in paragraphs (i), (iv) and (v) of Annex IV to that Directive); or
- (c) controlled waters are being affected by the land and—
  - (i) any of the substances by reason of which the pollution of the waters is being or is likely to be caused falls within any of the families or groups of substances listed in paragraph 1 of Schedule 1 to these Regulations; and
  - (ii) the waters, or any part of the waters, are contained in underground strata within the saturation zone which comprise wholly or partly any of the formations of rocks listed in paragraph 2 of Schedule 1 to these Regulations.

## **APPENDIX 3**

### **POWERS OF ENTRY**

Sections 2.10-2.11 of the revised Statutory Guidance (April 2012) states the requirements for when to use Statutory Powers of Entry for the inspection of land under Part 2A in accordance with Section 108 of the Environment Act 1995.

Redcar and Cleveland Borough Council will use statutory powers of entry in the situation where the landowner refuses entry or cannot be found.

If the local authority intends to carry out an inspection using statutory powers of entry under Section 108 of the Environment Act 1995 it should first be satisfied that there is a reasonable possibility that a significant contaminant linkage may exist on the land. The authority should not use statutory powers of entry to undertake intrusive investigations, including the taking of sub-surface samples, if:

- (a) it has already been provided with appropriate, detailed information on the condition of the land (e.g. by the Environment Agency or some other person such as the owner of the land) which provides sufficient information for the authority to decide whether or not the land is contaminated land; or
- (b) a relevant person (e.g. the owner of the land, or a person who may be liable for the contamination) offers to provide such information within a reasonable and specified time, and then provides such information within that time

## **APPENDIX 4**

### **CONTAMINATED LAND REGISTER OF PUBLIC INFORMATION**

Information to be placed on the Contaminated Land Public Register includes:

- (1) Site information
  - location or address
  - plan
  - National Grid Reference
  - size of site
  - extent of contamination
- (2) Details of site reports and investigation works
- (3) Remediation notices
- (4) Remediation declarations, remediation statements and notifications of claimed remediation
- (5) Name and address of each person who has claimed to have carried out remediation
- (6) The period in which it is claimed remediation was carried out
- (7) Details of sites designated as 'special sites'
- (8) Details of any appeals against remediation or charging notices
- (9) Details of convictions

The Contaminated Land Register of Public Information will not include:

- (1) Details of historic land use data or other research records used in the investigation of potentially contaminated land.
- (2) Information that is against the national interest
- (3) Information that is commercially confidential

## **APPENDIX 5**

### **LIST OF CONSULTEES**

#### **INTERNAL CONSULTEES**

##### **AREA MANAGEMENT DIRECTORATE**

Redcar And Cleveland Borough Council  
Area Management Directorate  
Regulatory Services  
Environmental Protection Team  
Belmont House  
Rectory Lane  
Guisborough  
Yorkshire  
TS14 7FD

Redcar And Cleveland Borough Council  
Area Management Directorate  
Regulatory Services  
Health & Safety Team  
Belmont House  
Rectory Lane  
Guisborough  
Yorkshire  
TS14 7FD

##### **CHIEF EXECUTIVES**

Redcar and Cleveland Borough Council  
Chief Executives Directorate  
Corporate Policy & Performance > Policy & Research  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

##### **CORPORATE RESOURCES**

Redcar And Cleveland Borough Council  
Corporate Resources  
Directorate Accountant  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

Redcar And Cleveland Borough Council  
Corporate Resources



Human Resources > Health & Safety (HR)  
Health & Safety Manager  
Belmont House  
Rectory Lane  
Guisborough  
Yorkshire  
TS14 7FD

Redcar And Cleveland Borough Council  
Corporate Resources  
Legal & Governance > Ethical & Information Governance  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

Redcar And Cleveland Borough Council  
Corporate Resources  
Legal Services > Litigation  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

Redcar And Cleveland Borough Council  
Corporate Resources  
Policy and Performance  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

Redcar And Cleveland Borough Council  
Corporate Resources  
Senior Procurement Officer  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

## **COUNCILLORS**

## **NEIGHBOURHOOD MANAGERS**

## **REGENERATION**

Redcar And Cleveland Borough Council  
Regeneration  
Development > Development Management  
Redcar & Cleveland House

Kirkleatham Street,  
Redcar.  
TS10 1YA

Redcar And Cleveland Borough Council  
Regeneration  
Economic Growth Services > Area Regeneration Service  
Economic Development Manager  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

Redcar And Cleveland Borough Council  
Regeneration  
Economic Growth Services > Valuation & Estates Service  
Valuation & Estates Team Leader  
Redcar & Cleveland House  
Kirkleatham Street,  
Redcar.  
TS10 1YA

## **EXTERNAL CONSULTEES**

Darlington Borough Council  
Environmental Health  
Town Hall  
Feethams  
Darlington  
County Durham  
DL1 5QT

Department Of Environment Food And Rural Affairs  
Nobel House  
17 Smith Square  
London  
SW1P 3JR

Tel: 08459 33 55 77

English Heritage  
Bessie Surtees House  
41 - 44 Sandhill  
Newcastle upon Tyne  
NE1 3JF

Tel: 0191 269 1200

Environment Agency  
North East Office  
Tyneside House  
Skinnerburn Road  
Newcastle Business Park  
Newcastle upon Tyne  
NE4 7AR

Tel: 0370 8506506

Hartlepool Borough Council  
Engineering Consultancy  
Bryan Hanson House  
Lynn Street  
Hartlepool  
TS24 7BT

Health Protection Agency - North East  
Floor 2  
Citygate  
Gallowgate  
Newcastle upon Tyne  
NE1 4WH

Tel: 0844 225 3550

Middlesbrough Borough Council  
Environmental Health  
PO Box 99A  
Town Hall  
Middlesbrough  
TS1 2QQ

National Farmers Union  
North East Region  
Agriculture House  
207 Tadcaster Road  
Dringhouses  
York  
YO241UD

Tel: 01904 451550

Natural England  
The Quadrant  
Newburn Riverside  
Newcastle upon Tyne  
NE15 8NZ

Tel: 0300 060 2219

North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP.

Tel: 01439 770657

Stockton Borough Council  
Development & Neighbourhood Services  
PO Box 232  
16 Church Road  
Stockton-on-Tees  
TS18 1XD

Tees Archaeology  
Sir William Gray House  
Clarence Road  
Hartlepool  
TS24 8BT

Tel: 01429 523455

Tees Valley Environmental Protection Group  
C/O Hartlepool Borough Council  
Environmental Protection  
Bryan Hanson House  
Hanson Square  
Hartlepool  
TS24 7BT

Tees Valley Wildlife Trust  
Margrove Heritage Centre  
Margrove Park  
Boosbeck  
Saltburn by the Sea  
TS12 3BZ

Tel: 01287 636382

## **APPENDIX 6**

### **CONTACT DETAILS ENVIRONMENTAL PROTECTION**

Tracy Hilton (Principal Officer Environmental Protection)  
Environmental Protection Team  
PO Box 77  
Guisborough  
TS14 9AF

Tel 01287 612420  
Email [tracy.hilton@redcar-cleveland.gov.uk](mailto:tracy.hilton@redcar-cleveland.gov.uk)

Mick Gent (Contaminated Land Officer)  
Environmental Protection Team  
PO Box 77  
Guisborough  
TS14 9AF

Tel 01287 612429  
Email [mick.gent@redcar-cleveland.gov.uk](mailto:mick.gent@redcar-cleveland.gov.uk)

## APPENDIX 7

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