

Land contamination in Spelthorne dealt with through the Planning and Building Control Regimes

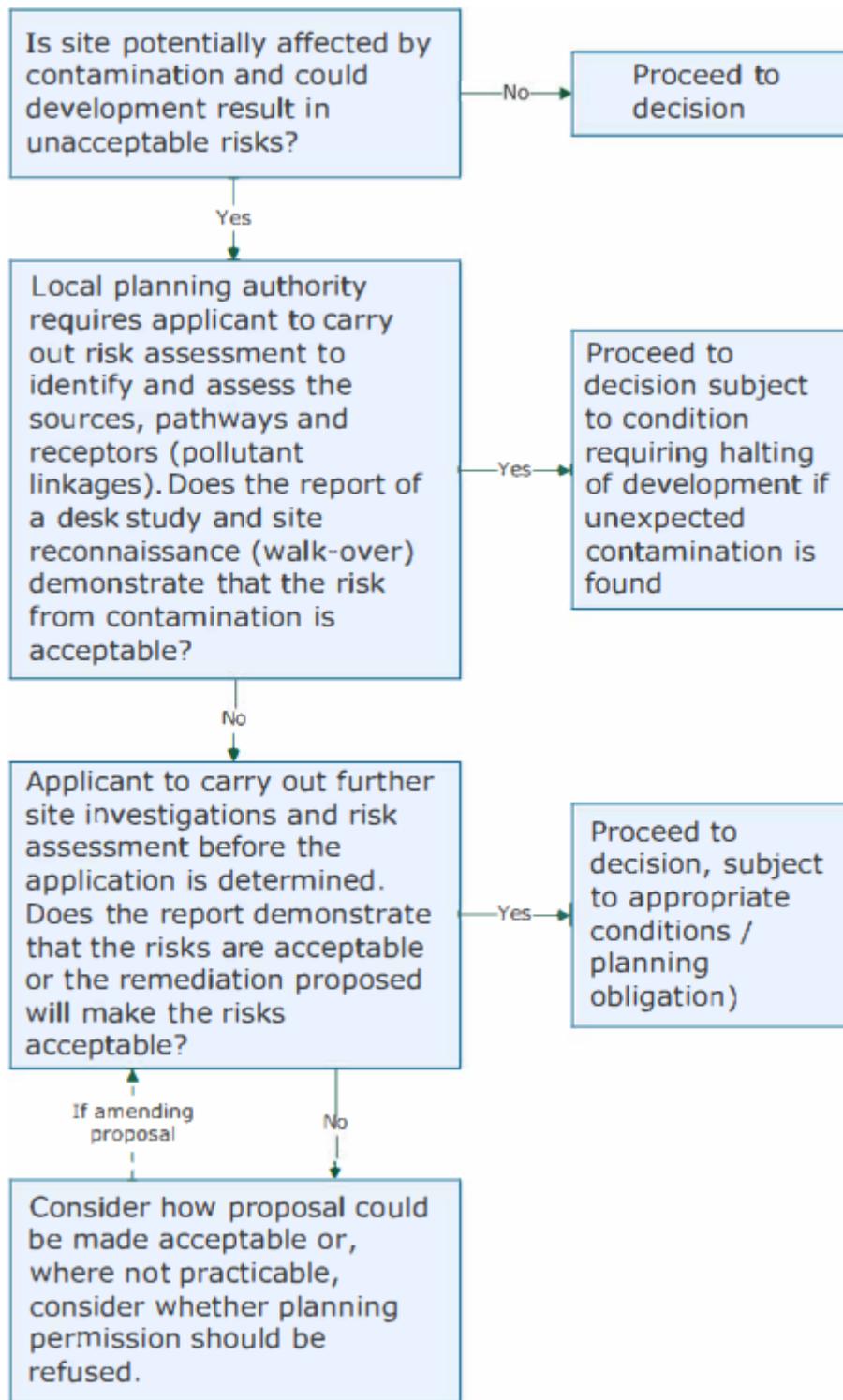
The Government guidance that explains how land potentially affected by contamination is dealt with under the planning regime can be found here.

<https://www.gov.uk/guidance/land-affected-by-contamination>

As set out in the Spelthorne Contaminated Land Strategy the primary way of dealing with land contamination is via Planning. Building Control also make referrals regarding land contamination matters under Part C of the Building Regulations.

The Pollution Control team screen the weekly Planning Schedule which lists all the development applications in the Borough, against records of former land use, and any records regarding the potential for land contamination for the development site. The type of development is considered and appropriate planning conditions or informatives are recommended by Pollution Control to the Local Planning Authority.

The following flow chart sets out the process by which developments subject to potential land contamination are dealt with through Planning.



The insert below is taken from Spelthorne’s Contaminated Land Strategy, section A3.1.5 Development and Building Control Systems

‘Defra consider the Part 2A regime nationally to have been a success overall, in supporting development control and as a driver to voluntary clean-up (Defra, 2010). As the Government’s policy regime is based on two parts: Part 2A and planning.’

'The Environment Agency's second State of Contaminated Land Report in 2009 estimated that nearly 90% of contaminated sites are managed through the planning system and less than 10% through Part 2A.'

'A 2010 DEFRA project attempted to collect data on the number of sites where land contamination was addressed through the planning system from 1994 to 2009. Based on the limited data, found that issues of land contamination were considered for between 160 to 214 planning sites per year, per authority, with 44 to 54 sites per year being subject to planning condition(s) on the issue.'

Planning consultations records held since May 2003, and building control consultations records held since April 2008, show that on average 343 applications per year for Building Regulations have been considered for contamination issues, an average of 121 planning applications per year were recommended for a condition(s) relating to investigation and assessment of potential for land contamination, and an average of 260 planning informatives were recommended per year on this issue.

Table 1: Planning and Building Control Actions for Contaminated Land since May 2003

	Building Control Consultations	Planning Conditions Recommended	Planning Informative Recommended
Total	4,119	2,409	4,415
Annual Average	343	121	260