



Regulatory Committee

**Thursday 4th December
2025**

Subject: Contaminated Land Strategy Review

Report by:

Director – Change Management, ICT and
Regulatory Services

Contact Officer:

Andy Gray, Housing and Environmental
Enforcement Manager
Sarah Gamble, Senior Environmental Health
Practitioner

sarah.gamble@west-lindsey.gov.uk,
andy.gray@west-lindsey.gov.uk

Purpose / Summary:

To provide an updated contaminated land
strategy and seek approval for this.

RECOMMENDATION(S):

Elected Members are asked to:

- a) Approve the Contaminated Land Strategy Review 2025 – 2030 as
attached at appendix 1.**

IMPLICATIONS

Legal:

Under Part 2A, Section 78 of the Environmental Protection Act 1990, which came into force on the 1st April 2000. The Act introduced a duty for all local authorities to identify and remediate land where contamination is causing an unacceptable risk to human health or the wider environment. The duties were implemented by the Contaminated Land (England) Regulations 2006 and is supported by Contaminated land Statutory Guidance.

The Government's key objectives driving the contaminated land regime is to

- Identify and remove unacceptable risk to human health and the environment
- Seek to ensure that contaminated land is made suitable for its current use (Part 2A Regulations) and proposed use (planning regime).
- Ensure that the burdens faced by individuals, companies and society as a whole are proportional, manageable and compatible with the principles of suitable development

Financial : FIN/119/25/SSc

There are no financial implications arising from this report.

Staffing :

The existing staff do have a level of experience in regard to contaminated land and ongoing work in relation to this is covered within the existing staff resource available.

Equality and Diversity including Human Rights :

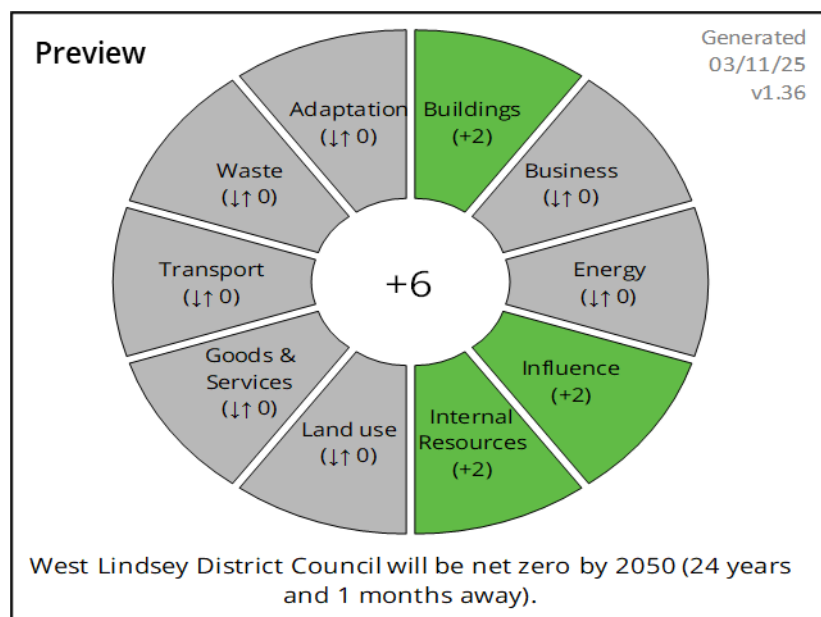
None noted.

Data Protection Implications :

None noted.

Climate Related Risks and Opportunities :

A CESIA wheel has been completed for the strategy below:



The main benefits to the climate that occur through the review of the strategy are that it enables potential developers to understand where contaminated land is and sets out how the Council will assist with the identification and assessment of it.

Section 17 Crime and Disorder Considerations :

None noted.

Health Implications:

Identification and remediation of contaminated land reduce the risks to human health and protects wider environment and pressures on development of greenfield sites.

Title and Location of any Background Papers used in the preparation of this report:

Risk Assessment :

There is a statutory duty to revise and update as necessary failure to do is contrary to the regulatory obligations. In addition, there is a fundamental link with Planning Services to ensure safe redevelopment of contaminated sites. If a revised strategy is not published, the Authority could face a legal challenge if decisions are based on an outdated strategy or if specific sites are not considered.

1 Introduction

- 1.1 In 2019 the Council approved its Contaminated Land Strategy, which now requires reviewing and updating.
- 1.2 In 2014 Defra withdrew the capital grant funding that was made available to Local Authorities for the remediation of contaminated land for orphan sites or where landowners (generally residents) would face undue hardship. This has left the Authority with no capital funding to inspect or remediate sites of this nature. Nonetheless, if contaminated land is identified within the District, then this may present a financial burden to the Local Authority.

2 Obligations

- 2.1 In 2019 it was determined that in order for the Authority to fulfil its obligations it is required to do the following:
- Complete the prioritisation of the Potential Contaminated Land Sites (PCLS) within the District;
 - Establish an information management system for the digital storage of information related to the PCLS;
 - Encourage, where appropriate, the regeneration and redevelopment of brownfield sites and known contaminated sites;
 - Raise awareness of land contamination issues amongst landowners, conveyancing solicitors and potential polluters and to encourage a willingness to undertake voluntary remediation.

3 Progress

- 3.1 The Strategy Review in 2019 established priorities over the next five years [2019-2024] for Housing and Environmental Enforcement, namely:
- Prioritisation of PCLS within the district.
 - Establish an information management system for the digital storage of information relating to PCLS.
 - Encouraging where appropriate the regeneration and redevelopment of brownfield and contaminated sites; and
 - Raising awareness of land contamination issues amongst likely affected landowners, conveyancing solicitors and potential polluters and to encourage a willingness to undertake voluntary remediation.
- 3.2 West Lindsey District Council has completed its prioritisation of PCLS within the district and 1,128 sites have been identified as being potentially contaminated land and requiring further consideration and, possibly detailed inspection.
- 3.3 The Council have also established an information management system for the digital storage of information relating to PCLS which is updated as new information comes to light. Whilst all these sites have been

identified as having the potential to be contaminated, it is important to note that this does not necessarily mean that they are all contaminated land or that they are listed on the public register. Many of these sites are likely to be suitable for their current use and detailed inspection would have to be undertaken first to determine whether a site meets the Part 2A statutory definition of contaminated land.

3.4 The following major developments in the district have remediated significant contamination issues during the redevelopment works:

- Redevelopment of Gainsborough Gasworks into residential apartments.
- Redevelopment of Gainsborough Steel Works into residential housing.
- Redevelopment of The Old Marshall Factory Site into retail/office space.
- Redevelopment of the Garage into a food retail outlet

3.5 In addition to these major sites many smaller sites with contamination issues have been suitably redeveloped and brought back into beneficial use with appropriate regulation in the same manner to ensure that the end users of the sites are not at risk from contamination.

4 Future Priorities

4.1 Section 9 of appendix 1 sets out the priorities for the Council from 2025 to 2030 and these are as follows:

- To continue to update new site information on a public register stored as part of the corporate geographical information system (GIS), showing the sites identified under Part 2A of the EPA; and
- Encouraging, where appropriate, the regeneration and redevelopment of brownfield and contaminated sites through the planning process.
- Offer advice to landowners, developers and the wider public relating to land contamination issues

4.2 The above priorities can be delivered within the Council's existing resources and will be reviewed in line with the 5 year time period for this. A reviewed strategy will be presented for consideration in 2030.

5 Consultation

5.1 No significant changes have been made to the strategy that require the Council to consult other parties. Once approved, a final version of the strategy will be sent to the Environment Agency.

END