



Guiding Principles – The Local Authority Viewpoint

What are these documents?

□ Suite of 3 documents

■ GPLC1

- The Guiding Principles

■ GPLC2

- FAQs, technical information, detailed advice and references

■ GPLC3

- Reporting checklists

- In all three of the documents it is made very clear that the guidance focuses on the issues of water and waste as these are areas where the EA is “likely to have responsibility”. However there is a lot transferable information

Do Local Authorities use or refer to this guidance?

I do not and never have done

Straw poll of the LAs

- Nationally – No
- Regionally – No

Why?

They are EA documents designed to tackle EA issues

What do the LAs use?

- We have developed our own guidance leaflets which specifically address our requirements

- Locally
 - LCC
 - The Development of Contaminated Sites - Reports Required in Support of Planning Applications
 - Land contamination and the planning regime – Key points for agents/developers – checklist
 - The Development of Contaminated Sites – Residential development on land affected by contamination
 - The Provision of Environmental Information – Is your house on Contaminated Land

What do the LAs use?

□ Regionally

YALPAG

- Verification requirements for cover systems
- Development on land affected by contamination – Technical guidance for developers
- Verification requirements for gas protection systems
- Internal guidance notes
 - C4SLs
 - Pb
 - Bioaccessibility
 - In development;
 - Radon
 - Asbestos

- We are aware that other regional groups have done the same.

Could it be of use to LAs?

- What benefits have the EA found?
 - What “situations” do the EA refer to the Guiding Principles?
 - Who is using them?
 - For what purpose?
 - Are they user friendly (will developers read them)?
- Do the LAs have something in place already which does the same job?
- Do the LAs have the same “situations” to be able to refer to it?

Opportunity

- Could provide an “umbrella” document to the existing local guidance to assist with a general consistency at a national scale.
 - Providing details of
 - Processes
 - Requirements
 - Expectations
 - Reasons

- Could be a useful tool in bridging the Controlled Waters knowledge gap

How could it work

□ Suite of documents.

- EA
- LAs
 - Part 2A
 - Planning
 - Anything else?
- Any others?



Possible pitfalls

- Duplication of already existing guidance
- Being seen as an industry led project which serves the needs of industry not the requirements placed upon it
- Need to have a clear split in the documents, the opinion of LAs not necessarily the opinion of the EA
- LAs already have appropriate documentation in place and just won't use it because they don't need to

Going forward

- If done well it is an excellent opportunity to have a suite of overarching land contamination documents which provide a clear route map through the issues which ever regime is being worked under
- It would be essential to have a cross sector working party. The working party needs to stay in place for the lifetime of the documents. Needs to be absolutely clear it is fair and impartial without hidden agenda

Document Links

□ LCC documents

- Reports required in support of planning applications
 - <https://www.leeds.gov.uk/docs/Blue%20Leaflet.pdf>
- Residential development on land affected by contamination
 - <https://www.leeds.gov.uk/docs/Yellow%20Leaflet.pdf>
- The provision of environmental information
 - <https://www.leeds.gov.uk/docs/White%20leaflet.pdf>
- Key points for agents/developers
 - <https://www.leeds.gov.uk/docs/Land%20Contamination.pdf>

□ YALPAG documents

- Verification requirements for cover systems
 - <https://www.leeds.gov.uk/docs/YALPAG%20Guidance%20-%20Verification.pdf>
- Verification requirements for gas protection systems
 - <https://www.leeds.gov.uk/docs/YALPAG%20Guidance%20-%20Gas%20Verification%20Final.pdf>
- Development on land affected by contamination. Technical guidance.
 - [https://www.leeds.gov.uk/docs/YALPAG%20Planning%20Guidance%20\(Version%209.2\).pdf](https://www.leeds.gov.uk/docs/YALPAG%20Planning%20Guidance%20(Version%209.2).pdf)



THANK YOU FOR LISTENING

