

Chapter 3. The Local Authority Strategy: Overall Aims

This chapter explains the Council's strategic aims and priorities in dealing with contaminated land and inspecting the island.

The Council's aims in producing this strategy are based on the principles set out in Table 4 of section 1.3. The aims are as follows:

Table 6.

The Aims of this Strategy:

- I. Protect Human Health
- II. Protect Controlled waters from pollution
- III. Protect designated ecosystems and geology
- IV. Prevent damage to historic buildings and archaeology
- V. Prevent damage to property
- VI. Provide a public register of enforcement actions

The list is in priority order, though each site will be assessed on the basis of likelihood and significance of harm occurring.

These aims will be achieved by undertaking a strategic inspection of the Island. This strategy document outlines how the Council intends to undertake the inspection and other duties outlined in Table 1. The DETR publication "Contaminated Land Inspection Strategies: Technical Advice for Local Authorities" states that *"the strategy should focus on how the Council will identify areas which warrant detailed inspection, rather than on individual sites, and how the council will carry out this inspection"*. However, if any sites can be determined as contaminated on the information the Council already has, then this will be done. Whilst the main purpose of the strategy is to inspect the Island (in order to ensure that contaminated land is remediated), the Council will act to ensure remediation of sites which appear to require urgent remediation to prevent actual or impending significant harm.

To complement the aims of this strategy (above), the Council will also aim to:

- prevent further contamination of land (via Integrated Pollution and Control regulation)
- encourage the re-use of brownfield (including contaminated) land (via the planning process)
- encourage voluntary remediation (during the inspection and through planning applications and answering enquiries)
- remove uncertainty surrounding liability and transactions of sites that may be contaminated (by publishing this strategy).

Both IPPC regulation and the planning process complement the new statutory duties (outlined in Table 1, section 1.2.1) and underpin the Council's approach to undertaking them. The removal of uncertainty surrounding liability will be

addressed by stating the Council's strategy and the legislative framework in this Strategy document. See section 5.7 for liability and exclusion from it.