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Contaminated Land Strategy 2024-2030

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Executive Summary

Part 2A of the Environmental Protection Act 1990 places a duty on the Council to review land in the Borough that has been historically contaminated. Its main purpose is to provide an improved system for the identification of land that is posing unacceptable risks to health, or the environment given the current use and circumstances of the land, and for securing remediation where such risks cannot be controlled by other means. Land contamination will also be addressed when land is redeveloped under the planning system, during the building control process, or where action is taken independently by landowners.

Slough Borough Council published its first Contaminated Land Inspection Strategy in 2001. The document outlined how Slough Borough Council was planning to carry out its statutory duties of collating and reviewing information on land which may have been affected by contamination, in order to identify contaminated land in the borough that meets the statutory definition. The Council has now undertaken a review of the strategy with the aim of bringing the original strategy document up to date by:

- Reporting on updates and amendments to legislation and statutory guidance, since 2001;
- Reviewing the progress made with the implementation of the 2001 Strategy;
- Updating the Risk Prioritisation Procedure, the Developers' Guide, and other achievements since the adoption of the original document; and
- Revising the review mechanisms.

Only land where unacceptable risks are clearly identified will meet the Part 2A definition of contaminated land. The statutory definition of Contaminated Land requires that there must be a significant possibility of significant harm to human health or non-human receptors, or significant possibility of significant pollution of controlled waters.

The Council also has the duty prepare and maintain a register of all regulatory action taken in respect to remediation of land determined as Contaminated Land under Part 2A of the Environmental Protection Act. This information is readily available to the public and to those interested in land in the borough. The register is not a list of sites that are or might be contaminated. The register includes specified details about the condition of the land, and the remediation actions carried out.

The Council plans to review its inspection strategy every five years, or on receipt of new guidance or advice from the Environment Agency or the Department for Environment, Food and Rural Affairs (Defra). The next review should take place in no later than 2030.

The Statutory Guidance advises the Council to use its judgement to reach a balance between the risks raised by contamination, and the potential burdens of regulation intervention on people affected, including cost, health and property blight. The Council's current principal mechanism for dealing with land affected by contamination is to ensure that land is fit for purpose, when being redeveloped under the planning system. This is considered the most cost-effective and sustainable way forward, unless urgent action is required for any site brought to the Council's attention.

This document also highlights the importance of working together with other Departments in the Council to achieve the aims of the strategy, primarily by sharing information.

Aims & Objectives

Aims of the Strategy

Slough Borough Council has the following overall aims in implementing its Contaminated Land Inspection Policy in order to fulfil the requirements of Part IIA and the statutory guidance:

- To protect human health;
- To contribute to environmental improvement and sustainability in the borough;
- To adopt a strategic risk-based approach to the periodic inspection of the Borough for the purposes of identifying land which presents unacceptable risks to human health or the wider environment;
- To promote and achieve remedial actions that are reasonable, practicable, effective and durable;
- Encourage the regeneration and voluntary action by polluters or other appropriate persons, in order to facilitate the re-use of brownfield sites;
- To communicate effectively the authority's intentions;
- To support the Council in meeting the local housing needs, by providing guide to developers, when dealing with brownfield sites;
- Quantify the Council's liabilities, if any.

Objectives of the Strategy

The Council's objectives of the strategy are:

- To follow the overarching objectives of the Contaminated Land Statutory Guidance (April 2012);
- To risk assess, prioritise and inspect land within the borough, in accordance with the Contaminated Land Statutory Guidance (April 2012);
- To ensure that any proposed development within the Borough is dealt with accordingly via the planning process in a manner that ensure the land is suitable for its intended use (thus cannot be subsequently determined as Contaminated Land under the Part 2A regime);
- To ensure that the Strategy is compatible with the Council's Corporate Plan and Policies;
- To share information internally and externally in order to effectively deal with land contamination issues during the policy making and planning process;
- To avoid any unnecessary blight of land within the Borough.

Vision of the Strategy

Slough Borough Council (SBC) vision is that of a council that can continue to adapt to and lead change, through new ways of working.

The council is committed to working with, and on behalf of, the people of Slough to provide sustainable improvements to the quality of life for all. Thus, the main priority of the development and implementation of the Strategy will be to safeguard of citizens, and the natural environment.

Regulatory Context

Introduction to Part IIA

Part 2A of the Environmental Protection Act (EPA) 1990 came into force in England in April 2000 (inserted by section 57 of the Environment Act 1995). Under Part 2A, each local authority in England has a duty to identify land within its area where contamination is causing unacceptable risks to human health or the wider environment using a strategic approach. Slough Borough Council (SBC) published its first Inspection Strategy (The Strategy) in May 2001.

On 6 April 2012, new Statutory Guidance was published by the Department for Environment Food and Rural Affairs (Defra), which required all local authorities to update or replace their existing Inspection Strategies in accordance with this Guidance. This document is the first review and sets out the way in which the Council proposes to implement its inspection duties under Part 2A in accordance with the revised Statutory Guidance. It provides a review of the progress that has been made to implement the Strategy and also sets out the Council's revised proposals for the identification and assessment of contaminated land within the Borough.

The Strategy outlines the approach used by SBC in order to meet its statutory duties of dealing with potentially contaminated land in the borough. The legal and scientific methods and practices behind the Slough Borough Council Strategy are compliant with the **Contaminated Land Statutory Guidance**, April 2012 (DEFRA). Another key piece of guidance is the now updated **Land Contamination Risk Management** (LCRM). This builds on the previous CLR11 which sets out a detailed, risk-based approach for dealing with contaminated land.

Part 2A ensures that contaminated land is made suitable for its current use. The legislation and guidance stipulate that every Local Authority should cause their areas to be inspected from time to time, with a view to identifying contaminated land. This is a strategic approach to developing and implementing a written contaminated land strategy. This is being kept under periodic review, with the aim to review every 5/6 years. This strategy is an update to the previous strategy.

Part 2A places responsibilities on local authorities and the Environment Agency, the latter having particular responsibility for contamination of water resources as well as other issues such as radioactive contamination.

The Council's Corporate Plan Outcome 3 states that Slough will be an attractive place where people choose to live, work and stay. Ensuring that contaminated land is manged effectively is central to this objective.

Legal Framework

National context

The overarching objectives of the Government's policy on contaminated land and the Part 2A regime are:

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.

The government considers that the most effective way of delivering these objectives is via the 'suitable for use' approach. It also places a strong emphasis on voluntary action.

The main element of the 'suitable for use' approach is to ensure that where unacceptable risks to human health, or the environment are identified; that the remedial requirements are targeted to the risk, as it relates to the current circumstances and use of the land. The Part 2A regime cannot be used to deliver site betterment beyond addressing actual harm.

The government requires that a balance is achieved between the precautionary approaches to dealing with contaminated land and empowering local authorities to make proportionate, clear and accountable decisions; ensuring that any intervention achieves a net benefit.

Local context

The current document is designed to dovetail with the **Core Policy 8 (Sustainability and The Environment)** of the Core Strategy 2006-2026.

According to the Core Policy 8:

"Development shall not:

a) Give rise to unacceptable levels of pollution including air pollution, dust, odour, artificial lighting or noise;
b) Cause contamination or a deterioration in land, soil or water quality; and
c) Be located on polluted land, areas affected by air pollution or in noisy environments unless the development incorporates appropriate mitigation measures to limit the adverse effects on occupiers and other appropriate receptors."

The current Strategy also links to Outcome 4 of **the 5 Year Plan 2023-2027**:

"Our residents will have access to good quality homes."

In order to achieve this outcome SBC is dedicated to completing some key actions, among which the one relevant to this document requires:

Key Action 1: Build healthy lifetime homes that can be easily adapted to take account of changing conditions.

Key Action 6: Utilise land and resources in and outside of our direct control to develop new homes across all tenures to meet local need.

Key Action 7: Make better use of land and existing housing within the borough, including using opportunities for new high quality, family and high-density residential developments.

The Contaminated Land Regime

Part 2A of the Environmental Protection Act 1990 (EPA 1990) requires local authorities to inspect their areas with a view to identifying contaminated land. To explain to local authorities how the Part 2A regime should be carried out, updated statutory guidance was published by the Department for Environment, Food and Rural Affairs (DEFRA) in 2012.

The Statutory Guidance requires each local authority to take a strategic approach when compiling and implementing its Strategy in order that it reflects the principles of risk

assessment (section 78B (1)). It includes three overarching principles when considering contaminated land and the Part 2A regime:

a. To identify and remove unacceptable risks to human health and the environment.

b. To seek to ensure contaminated land is made suitable for its current use.

c. To ensure the burdens faced by individuals, companies, and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

The Statutory Guidance and the Contaminated Land (England) Regulations 2012 provide a framework for delivering the objectives of the contaminated land regime. The Statutory Guidance sets out the approach to be taken in determining the degree of risk, the identification of any interested parties and level of remediation required. It clearly highlights the need to promote voluntary action before taking enforcement action and to maintain a transparent system through the maintenance of a public register.

Interaction with Other Legislation

Planning and Development Control

The provisions of Town and Country Planning legislation will continue to be the major resource to influence the clean-up of contaminated sites. Land contamination is a material planning consideration, which means that the impact of land contamination must be taken into account in the determination of all planning applications. The National Planning Policy Framework (NPPF) sets out that the planning system is central to bringing land affected by contamination back into use and puts the responsibility for ensuring safe developments onto the developer and/or landowner.

Paragraph 109 of the National Planning Policy Framework (NPPF) states that:

"The planning system should contribute to and enhance the natural and local environment by:

- *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

The most relevant section of the NPPF, paragraph 121, states that, as a minimum, land remediated through the planning process should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990. In addition, the guidance acknowledges that local policies and decisions should ensure that the site is suitable for its new use, and that adequate site assessment information is recorded and scrutinized accordingly.

Slough Borough Council works with developers and their consultants to ensure that land is properly assessed and remediated in line with legal requirements, and up to date guidance.

The Web-based resource Planning Practice Guidance expands on the relationship between planning and Part IIA (last updated in 2017).

Building Regulations

Updated Building Regulations came into force in June 2022, and Approved Document C, Site Preparation and Resistance to Contaminants and Moisture (Amended 2013), contain specific requirements regarding land contamination. The regulations outline the necessary precautions required to protect new buildings, and their future occupants, from the effects of contamination, including hazardous ground gases. At Slough Borough Council, Building Control regularly consults the Contaminated Land Officer for advice on Building Control Applications, if they are located in an area of potential contamination. This cooperation ensures that any new building and future occupants are protected from the effects of potential contamination.

Water Resources Act (WRA)

Under the Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009, the Environment Agency retains the powers to deal with any harm to controlled waters being caused by contaminated land. Consequently, there is great potential for overlap between the two regimes. Therefore, guidance has been provided on how the two regimes will operate in tandem. The Council will normally use Part 2A enforcement procedure for land identified as contaminated land, rather than the works notice system used by the Environment Agency under the Water Resources Act 1991.

Environmental Permitting

The Environmental Permitting Regulations 2016 (EPR) requires the operators of industrial sites involving particular processes to obtain a ‘permit’ from the Environment Agency or the Local Authority (depending on the nature and scale of the process). In general, processes regulated under the EPR are likely to be ‘more polluting’ than those that are not. However, this covers all forms of pollution and does not necessarily mean that EPR sites are more likely to cause land contamination. The EPR replaced the Pollution Prevention and Control (PPC) and Waste Management Licensing regimes.

All waste disposal and processing sites are subject to licencing under Part 2 of the Environmental Protection Act (as amended by the EPR). Contamination causing significant harm or pollution of controlled waters should be dealt with as a breach of a condition of the licence or permit rather than through Part 2A. Where a site has remained unlicensed, or where a waste licence has been surrendered, it could potentially meet the definition of ‘contaminated land’ and would therefore, be dealt with under the Part 2A regime.

The EPR (as amended) are designed to minimise the impact from potentially polluting activities. Many industrial installations fall under the Environmental Permitting regime. This regime is enforced by the Environment Agency for A1 activities, and by the Council for A2 (LA-IPPC) and Part B (LAPPC) activities. Any facility regulated under the EPR, where there may be a significant risk to land or groundwater [including where one is necessary to satisfy requirements of the Industrial Emissions Directive (IED)], is required to carry out a site condition report to ascertain the baseline condition of the land prior to being granted a permit. If an operator causes contamination of the site or land by breaching conditions of the permit, they are required to remediate the land so that it is returned to its original baseline condition.

Health and Wellbeing Strategy

The Strategy is focussed on four key priorities to improve the health and wellbeing of the people in Slough:

- Protecting vulnerable children

- Increasing life expectancy by focusing on inequalities
- Improving mental health and wellbeing
- Housing

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 1st 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:

- Protected species or natural habitats, or a site of special scientific interest, or
- Surface water or groundwater with the deterioration in the water's status, or
- 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 the damage cause can be classified as 'environmental damage' and identify a responsible operator in order to serve a remediation notice.

Statutory Nuisance

The Part 2A regime replaces the Statutory Nuisance provisions of the Environmental Protection Act 1990 for dealing with nuisance that consists of, or is caused by, "land in a contaminated state". That refers to all land where there are substances in, on or under the land which are causing harm, or where there is a possibility of harm being caused. However, where land is causing offence to human senses, for example odours, the Statutory Nuisance regime will still apply.

The Role of the Enforcing Authority

The Enforcing Authorities are the Local Authority (i.e. Slough Borough Council), and the Environment Agency. Local Authorities have been given the primary regulatory role under the Part 2A regime and therefore for most sites Slough Borough Council will be the lead regulator.

The Enforcing Authorities have four main tasks:

- to establish who should bear responsibility for the remediation of land;
- to decide, after consultation, what remediation is required and ensure that such remediation takes place either through agreement or by serving a remediation notice. In certain circumstances the local authority may need to undertake the remediation;
- where a remediation notice is served or the authority carries out the work, to determine who should bear what proportion of the costs for the work; and
- to record certain prescribed information regarding regulatory actions on a public register.

Enforcing Authorities should seek to use Part 2A only where no other appropriate solution exists.

The Role of the Local Authority

The primary regulatory role under Part 2A rests with the Local Authorities, reflecting existing functions under the statutory nuisance regime and complementing their role as the Local Planning Authority. The statutory duties of the local authority under the Part 2A regime are:

- to prepare a strategy for inspection of their area;
- to inspect the Borough where possible to identify contaminated land;
- to determining whether any land meets the definition of Contaminated Land under Part 2A of the Environmental Protection Act 1990;
- to establish whether sites should be designated as “Special Sites” and thus become the responsibility of the Environment Agency;
- where the Agency carries out an inspection on behalf of the Council, the inspection duty and the decision as to whether land is Contaminated Land, remain the sole responsibility of the Council;
- to consult the Environment Agency on sites where there is pollution of controlled waters and where the Local Authority considers that land meets the definition of a Special Site;
- to act as enforcing authority for all contaminated land which is not designated as a “Special Site”, for which the Environment Agency will be the enforcing authority;
- to maintain a public register of sites for which a remediation notice has been served, or where a remediation statement or declaration has been published;

The Role of the Environment Agency

The Environment Agency has a key supporting role to Local Authorities, involving provision of information and advice, and a number of specific regulatory functions. Thus, the Environment Agency has the following roles with respect to contaminated land under Part 2A:

- custodians of data (website) and provision of information in response to specific requests;
- to assist local authorities in identifying contaminated land, particularly in cases of water pollution;
- to provide site specific guidance to local authorities on contaminated land with specific reference to water pollution;
- to undertake inspections of Potential Special Sites at request and on a priority basis;
- to act as enforcing authority for any land designated as a Special Site;
- to maintain a register of Special Sites remediation;
- to publish periodic reports on the State of Contaminated Land.

Development of the Strategy

Within Slough Borough Council, the Environmental Quality Team in the Planning and Transport Department is responsible for the implementation of Part IIA EPA 1990. A Senior Scientific Officer has been appointed as the lead officer on Contaminated Land, reporting to the Manager of the Environmental Quality Team and the Head of the Regenerations Directorate. The officer’s role is to develop, implement and review the strategy, and assume the day-to-day obligations of its upkeep. The strategy has been prepared with reference to DEFRA’s “Environmental Protection Act 1990: Part 2A

Contaminated Land Statutory Guidance". The Head of Environmental Protection will be responsible for recommending service of remediation notices, to the Development and Consumer Protection Chief Officer and the Council's Cabinet Committee.

The Council will make the draft document available to the external and internal consultees. Any comments are to be directed to:

Contaminated Land Officer
Observatory House
25 Windsor Road
Slough
SL1 2EL

Or email EnvironmentalQuality@slough.gov.uk

Implementation of the Contaminated Land Strategy

Risk Prioritisation Procedure

There is currently no evidence of contamination causing actual harm in the Borough. There are, however, several sites of which the Council is aware that there is the possibility or significant possibility of the potential for harm to arise. These sites have been identified through the collation and review of information already undertaken in preparation for the introduction of the Contaminated Land Regime. The main outline of the process followed is presented below.

In 1998, Slough Borough Council (SBC) began the process of reviewing the available historical and contemporary mapping of the land within its borough for the purpose of identifying potentially contaminative land uses. In a second phase of the project from April 1999, SBC undertook the task of carrying out Preliminary Risk Assessments on the previously identified sites in order to prioritise for further work. In anticipation of the new regulations, an evaluation audit of information, held by different departments of the Council, was completed in August 2000. The first version of the Contaminated Land Strategy was published in May 2001, followed by the development of the Prioritisation Procedure, which resulted in a Priority List of sited requiring further investigation and risk assessment.

Following a significant change in legislation in 2006, Atkins was seconded to undertake a considerable review of the sites and update the existing Register at the time.

Subsequently, over the years, the records have been updated somewhat, to include some site investigations and remedial works carried out, but nothing close to the scale of the work carried out in 2006. Following that work, between 2009 and 2010, three sites were determined as Contaminated Land, and they were placed on the Public Register.

The Prioritisation Procedure has been revised for the purpose of the current Strategy Review, and it is based upon an assessment of risk from any land that may be contaminated. There are two principal aspects to the implementation of the Strategy:

1. Strategic Inspection (Risk Prioritisation): broad assessment and preliminary screening of land within the borough, in order to identify priority land for more detailed consideration; this will involve collation and assessment of desk-based information to identify any potential contaminant linkages.
2. Detailed Inspection: an in-depth appraisal of sites that have been assigned a high priority ranking, involving intrusive investigation and risk assessment, required in order to support Part 2A decisions.

1. Strategic Inspection

Stage 1: Preliminary Screening and Prioritisation

Previous work commenced with a systematic review of the available historical and contemporary mapping of the Borough. The initial stage of the Risk Prioritisation Procedure was based on the types of land/industrial uses the site had been subjected to (i.e. the source of contamination), and the sensitivity of potential receptor(s). For the purpose of the current review, no further datasets or historical mapping, were interrogated, thus no additional sites were added to the priority list. At this stage, the previously identified sites, plotted as point locations on the GIS, were explored in more detail in order to identify the correct boundary of the sites where these potential

sources of contamination were initially identified. As a result, the initial 1013-point locations on the priority sites list were converted to polygons, by reviewing the historical mapping and aerial photography from the relevant epochs.

The previously developed risk prioritisation model within the GeoEnviron database for the purposes of the Strategy will be used again in order to enable the update of the preliminary prioritisation and revise the site scores. The methodology is outlined in the appendices, and the existing priority list obtained by using the site 'risk scores' will be reviewed and updated as a result of this new Strategy. Different from the previous document, the current Strategy will not consider the sites with the highest scores (>100) for further assessment and investigation but will be dealt with via the Planning Regime. However, if the situation arises, special cases will be assessed and considered for pro-active investigation.

Stage 2: Re-prioritisation of Planning Sites

This stage will involve the reprioritisation of sites subject to development under the planning regime. Any information relating to planning will be reviewed to determine whether the site has been remediated prior to or during development. Historically sites may have been redeveloped, but not subject to full planning control for identifying and managing contamination. These sites may require further investigation to determine whether they are suitable for use, or whether they require additional remedial measures. As stated previously any sites that were developed prior to 1990 will be given a higher priority; as they are less likely to have benefited from a formalised risk assessment. For sites that have been subject to a planning application/approval post 1990, following the introduction of the Part 2A regime and the Town and Country Planning Act 1990 a 'Position Statement' will be produced. This statement will be shared with the planning enforcement team for possible consideration. However, further action may be required under Part 2A, which will require progress to Stage 3.

Stage 3: Preliminary Risk Assessment (PRA)

Sites carried forward from Stage 2 will be subject to an initial assessment of risk. This will take the form of a PRA or 'desk study' including a site walkover. The purpose of a desk study is to gain more information about the potential contaminant linkages identified during Stage 1. This involves finding out specific information about contamination pathways and receptors to enable a greater understanding of site conditions, including details of site boundaries, and a site visit. The desk study will involve a review of all the information/data already held by the Council; this may be in electronic format, on GIS or in hard copy/paper form. If the Council identifies any gaps in existing information which prevent decision-making, further documentary data will be sought and obtained from appropriate sources such as the Environment Agency, other statutory bodies or stakeholders. A site visit will often be limited to a visual inspection of the site carried out as a walkover exercise or viewing the site from its boundary. A standard checklist will be developed for this purpose, which will enable a consistent approach to carrying out desk-based research. This will then be used to develop a Conceptual Site Model, which will be used to inform whether further inspection is required or not.

Stage 4: Selection of Sites for Detailed Inspection

At this stage, an official Review Panel, made up of officers of the relevant parties in the Council (including the Legal Department), will determine the status of the site and any future actions. This decision will be made on the basis of the information gathered during the desk study, site walkover/visit and any sampling. Each member of the panel

will have undertaken a review of the desk study so that they are familiar with the site. The decision as to what course of action to take for each site should be based upon a consensus of opinion from all officers.

Following the review panel meeting a Part 2A Position Statement will be produced, which will include a summary of the information within the desk study and the decision-making process. If during Stage 3 more than one site is identified as requiring detailed inspection a decision will be taken, based on a case-by-case risk assessment, as to which is completed first. If during this stage a site is identified that appears to pose a significant or imminent risk to human health or the environment, then a decision should/will be taken as to whether the site should immediately undergo detailed inspection or remediation action. The decision will be taken in accordance with the Council's constitution and scheme of delegation to ensure suitable governance arrangements are in place.

2. Detailed Inspection

Following the Strategic Inspection, and initial Prioritisation Procedure, the Council will look to carry out in-depth appraisal of each site that has been classed as high risk, depending on capacity and resources. A scientific and technical assessment will be undertaken to determine whether, on the balance of probabilities, the land is statutory contaminated in accordance with the Statutory Guidance.

The assessment will have regard to any information and advice received from external organisations. The determination will also be made on the basis of any relevant guidance or standards and/or the ability of any existing management regime to prevent harm. The main objectives of the detailed inspection will, therefore, be:

- To enable an accurate and reasoned determination to be made;
- To identify any special sites;
- To engage any interested parties prior to determination whenever possible;

An Intrusive Investigation will only be considered when a significant pollutant linkage is likely, and there is no immediate plan for the site to be redeveloped, and thus the issues addressed via the Planning Application Process. If the Intrusive Site Investigation is planned to go ahead, the Council shall notify all the interested parties, and a specification of the intrusive investigation works will be prepared and presented to the Environment Agency. The Council will also consider any risk to the environment or sites of interest, arising from the proposed works. Where necessary, the Council will consult the appropriate organisations prior to any intrusive site investigation. The Council will also consider whether any compensation is payable under Paragraph 6 of Schedule 18 of the Environment Act 1995. Any party with a right to compensation will be notified accordingly. If the Council considers that a detailed inspection of a site is necessary, then it will have regard to the following issues:

a. Requirement for any consents/licences

Statutory undertakers and the Environment Agency will be consulted, following the liaison procedures, on the need for any consents and/or licenses.

b. Authorisation of inspections

The Authority will ensure that appropriate persons are authorised to carry out inspections in accordance with Section 108 on the Environment Act 1995. The

Authority will liaise fully with any neighbouring authority prior to any investigation of land within their area (section 78X (2)).

c. Health and safety requirements

The land- owner will be consulted regarding any specific health and safety requirements in relation to their site. The Authority will follow its own health and safety protocol, which shall include a health and safety risk assessment for any site investigation work. Contractors will be expected to comply with the Construction Design Management Regulations 1994.

d. Rights of Access

The Authority will endeavour to agree any access arrangements with the appropriate person wherever possible. It will ensure that it gives the occupiers/owners of residential properties at least seven days' notice. If access arrangements cannot be agreed, then The Authority will seek to obtain a warrant under Section 108(6) Schedule 18 of the Environment Act 1995.

2.1. Intrusive Site Investigation and Risk Assessment

When deciding to carry out intrusive investigation and risk assessment (or 'Generic Quantitative Risk Assessment' (GQRA) and 'Detailed Quantitative Risk Assessment' (DQRA)), the Council will prepare the relevant documents based on well-established and industry adopted good practice techniques. These techniques are well documented in various authoritative publications listed in the Reference section of this Strategy. Site investigation and risk assessments will be carried out in accordance with the guidance, good practice, technical procedures and relevant standards/criteria available at the time of the planned works. The purpose of an intrusive investigation is to collect sufficient information to better characterise actual or potential contaminant linkages at the site.

The intrusive site investigation may involve the excavation of trial pits, the drilling of boreholes and the installation of monitoring wells in order to allow sampling and subsequent chemical analysis of soils, water and gas/vapours. The level of investigation required will be decided on a site-specific basis and will be dictated by issues such as the number and nature of potential contaminant linkages at the site, local environmental sensitivities, the level of confidence required, the practicalities of investigation and cost implications.

Currently, there is no intention to actively carry out any intrusive investigations, as detailed above, but most of the prioritised sites will be dealt with via the Planning Application Procedure. However, if there are any urgent cases identified as part of the Priority List review, the Council may employ the services of an environmental consultant to carry out the work on their behalf. Any consultant would be selected following a procurement process in line with the Council financial regulations.

2.2. Risk Summaries & Site Categorisation

Following the outcome of the site investigation and risk assessment process the Council will assign all sites one of four categories if there are human health or controlled water receptors. This is in line with the Statutory Guidance. For assigning a risk category the following will be used:

- *Human Health:* The Prioritisation Procedure for Human Health will be used in order to produce a Risk Summary for all sites. The procedure document is available for viewing in the Appendices of the Strategy or downloading on the Council website.
- *Controlled Waters:* this is referenced in paragraphs 4.46 of the Statutory Guidance. The Prioritisation Procedure sets out how the Council will determine whether or not land is considered contaminated on grounds of 'significant possibility of significant harm to human health' or 'SPOSH'. This procedure/process ensures that the decision-making process is consistent, transparent, and robust.

The table below shows the categories that sites may be allocated and the action likely to be taken by the council. These categories are derived from the Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance, April 2012. The Sites will be categorised based upon the information gathered at the initial prioritisation and if necessary, continue through to the remediation of the site. A site could move between categories as more information is obtained and risk assessments revised.

CATEGORY 1:	Site probably or certainly not suitable for present use and environmental setting. Contaminants probably or certainly present and likely to have unacceptable impact on key receptors. Urgent action needed in the short term.
CATEGORY 2:	Site may not be suitable for present use and environmental setting. Contaminants probably or certainly present and likely to have unacceptable impact on key receptors. Action may be needed in the medium term.
CATEGORY 3:	Site considered suitable for present use and environmental setting. Contaminants may be present but are unlikely to have unacceptable impact on key receptors. Action unlikely to be needed while the site remains in present use or otherwise remains undisturbed.
CATEGORY 4:	Site considered suitable for present use and environmental setting. Contaminants may be present but are very unlikely to have unacceptable impact on key targets. No action likely to be needed while the site remains in present use or otherwise remains undisturbed.

2.3. Further inspection

The collation of information is an iterative process, and each stage of detailed inspection may result in the need to acquire further information. This could be in the form of further desk-based research or a second stage of intrusive site investigation. If the Council is unable to obtain sufficient information within a reasonable period, then it will consider whether further investigation is necessary. In making this decision it will have regard to whether there is reasonable possibility of a contaminant linkage and whether the site is likely to be a special site.

3. Determination

Once the Council is satisfied that it has sufficient information on a site to fulfil the criteria of the definition of contaminated land, it will make a determination in the form of a written record. This will be done in accordance with the Statutory Guidance. The determination will be recorded, and it shall include the information prescribed in Section 5, 5.17-5.19 of the Statutory Guidance.

Prior to determination of land the Council will inform the interested parties including owner/occupiers of the land and any other person who appears to be liable to pay for remediation. Any legal determination of land will be postponed if the problem is dealt with on a voluntary basis, within appropriate standards and timescales.

Enforcing authorities have four main tasks in the event that Contaminated Land is determined:

a. Establish who should bear responsibility for the remediation of the land (the "appropriate person" or persons);

b. Decide, after consultation, what remediation is required in any individual case and to ensure that such remediation takes place. This can precede either through agreement with the appropriate person, or by serving a remediation notice on the appropriate person, if agreement is not possible. There are also certain circumstances, when the Council could carry out the work.

c. Where the remediation notice is served, or the Authority itself carries out the work, to Council needs to determine who should bear what proportion of the liability for meeting the costs of the work.

d. Record certain prescribed information about their regulatory actions on a Public Register. If the Council determines land as contaminated land, a Notification of Determination will be issued to the Environment Agency, and the owner/occupier and any appropriate persons. The Public Register should include the following information:

    - A description of the particular significant pollutant linkage, identifying all three components of pollutant, pathway and receptor;
    - A summary of the evidence upon which the determination is based;
    - A summary of the relevant assessment of this evidence;
    - A summary of the way in which the Authority considers that the requirements of the Regulations and accompanying guidance have been satisfied.

4. Revising and Reviewing the Priority List

The original Priority List was produced around 2002, shortly after the publication of the first Contaminated Land Strategy. That initial list of potentially contaminated land sites was further expanded during the work carried out to identify Part 2A sites, in Slough, then revised in 2009, but our consultant Atkins.

Since then, the lack of specific funds to carry out additional detailed inspection of the sites on the Priority list, has made it impossible to carry out such work pro-actively. Thus, it is best practice that further review of the Priority List is carried out in-house by the Contaminated Land Officer, at the same time as the Contaminated Land Strategy is due for a review, every 5/6 years.

There might be occasions, during this period in between revisions, when information may come to light, which leads to a site being reprioritised, or the inspection process being deemed necessary to be carried out at once. This may occur for a number of reasons, for example a site visit may show the presence of a specific receptor or contaminant, or the introduction of a pathway. Alternatively, a site may already be undergoing investigation and subsequent remediation via a different regulatory regime.

The rationale behind any reprioritisation or postponement of inspection will be recorded and the site readdressed in accordance with the adopted process. For example,

inspection of a site which is currently undergoing development may be placed on hold until the development is complete. The site will then be re-examined to ensure that the appropriate level of remediation has taken place, and the site is now ‘suitable for use’.

Therefore, the status of the sites on the Priority list or any other specific sites of interest will need to be reviewed periodically (approx. every 5/6 years) by consulting the Planning history and any new information source can be taken into consideration and the risk amended accordingly.

Statutory Guidance specifies that enforcing authorities should seek to use Part 2A only where no appropriate alternative solution exists. The Council has adopted a proactive approach to the remediation of brownfield land through the planning regime and reactive approach to pollution incidents. The ability to respond to incidents which might cause land contamination rests with the Contaminated Land Officer.

Timescales and Review Mechanisms

Priorities

Within the legislation and guidance, to which the Council will be adhering, there is an emphasis on the prioritisation of effort and resources towards sites representing the greatest risk.

The Council's aims for dealing with contaminated land are to:

- Protect human health
- Protect controlled waters
- Protect designated ecosystems
- Prevent and protect against damage to property
- Prevent further contamination of land
- Manage future liabilities on council owned land
- Encourage and promote voluntary remediation
- Encourage and promote the reuse of existing brownfield sites

For other councils it could be possible to prioritise its program based on one or more of these issues. For Slough, however, most of the Borough is of an urban nature and almost the entire Borough is classified as a major aquifer with high groundwater vulnerability. In addition, with exception of some land at Langley and the Colne Valley settlements in the east of the Borough, the Borough is within the SPZs of several abstractions. Therefore, in the absence of being able to prioritise actions based on human health or controlled waters alone, procedures for the categorisation and scoring of sites against contamination potential, site sensitivity, geology, groundwater and surface water characteristics encompassing source, pathway and receptor issues was developed and will be implemented accordingly (Appendix A).

Where necessary, new sites, previously not considered will be considered, if and when the situation will be highlighted internally or by an external party, or via the Planning system.

Review mechanisms

The Part IIA legislation places a duty on local authorities to inspect their areas 'from time to time' for the purpose of identifying contaminated land. However, such inspections are not currently proposed as an activity part of the Contaminated Land Strategy. The present approach, due to limited funding opportunities, is to address any such sites under the Planning procedure. Thus, the majority of the investigation will take place retroactively, as and when a planning application is submitted, for the purpose of developing a site on the current list of Priority Sites, or if any relevant new sites are exposed during re-development. These sites will be the responsibility of the developer to be addressed, under the guidance of the Contaminated Land Officer.

There is also a need for review of the strategy itself to ensure that it remains effective and up to date.

Triggers for undertaking additional inspections

Currently, the Council has no schedule of carrying out site inspections in addition to those already completed between 2002 and 2004. However, the Council reserves its right to carry out or recommend such inspections if needed, under the following scenarios:

- Unforeseen events: which cannot be addressed by other environmental legislation and may include localised flooding, landslides, accidents, fires and spillages;
- Introduction of new receptors: such as the designation of a new protected ecosystem or housing development neighbouring or nearby the site;
- Unplanned changes in land use: where there is persistent unauthorised use of land by children or travellers, creating human receptors on a site which otherwise does not have a receptor to complete the pollutant linkage;
- Identification of localised health effects: where it becomes apparent that human health is being affected by a particular piece of land;
- In response to new information: which could come from other statutory bodies, from owners/ occupiers or appropriate persons, or other interested parties;
- Supporting voluntary remediation: where a potentially liable party wishes to undertake remedial action prior to inspection by the LA;
- Re-development: where a planning application is submitted, concerning a priority site or a site located within 250m of a potentially significant source of contamination previously identified.

Triggers for reviewing inspection decisions

There will be circumstances where changes in the condition or character of the site or surrounding land will prompt the Council to review the conclusions of a previous inspection. This would include situations as outlined in Section 9.4.1, but also where there were:

- Significant changes in legislation;
- Establishment of significant case law or other precedent; and
- Revision of guideline values for exposure assessment.

Transparent and consistent recording of decision-making will be ensured to allow for efficient review.

Review of the Strategy

The Council has a duty under Part 2A to keep the Strategy under periodic review to determine whether the objectives/priorities are being achieved, to revise and improve procedures, to take into account any changes in legislations and guidance, to consider the establishment of significant case law or precedent and to reflect changes in Council policies and strategies. It is the advice of the general guidance on Land Contamination to review the strategy approximately every five years, thus the next review is scheduled for no later than the end in 2030. This deadline shall be changed should relevant legislation or/and guidance be released, requiring and early review. If relevant information will require the update of any section of this Strategy, it is possible that suitable addendums will be incorporated into the document, without the need for a full review.

The review will be carried out by the Contaminated Land Officer (CLO), in consultation with other services across the Council as well as external organisations and neighbouring authorities where necessary. The Environment Agency, as part of their statutory duty under Part 2A, has to assess the Inspection Strategy and its effectiveness in their ‘State of Contaminated Land in England report. Any suggested changes to the Strategy will then be reported, for approval to the Council. Details of all significant proposed changes will be sent to the various statutory consultees. Following the consultation period, the Strategy document will be revised. The changes to the Strategy will then be adopted and implemented.

Programme of action

Work Programme and Timescales for 2024-2030

The work programme and anticipated timescales for implementation of the revised Contaminated Land Strategy is outlined as follows:

NO.	TASK	SCHEDULED
1	Review of all the existing information received via Planning since the last Prioritisation List review, regarding the 1023 sites on the list	2024
2	Carry out site walkover for the sites where this is necessary	2024-2025
3	Re-calculate each site scoring and update the GIS database	2025
4	Produce an updated risk rating for each of the site remaining on the list	2025
5	If relevant, re-assess the sites with a high-risk rating, and recommend for further investigation	2026

Communication and Information Management

General Liaison and Communication

External consultation partners

While the Council is the primary regulator for the implementation of Part IIA legislation, the Environment Agency (EA) also has a role as an enforcing authority. Therefore, in addition to being a statutory consultee for the development of the strategy, the EA has responsibilities to assist the Council. Close collaboration between the Council and the EA will be essential to align the duties of the two enforcing authorities.

In addition, the Part IIA legislation makes specific provision in certain defined cases for Local Authorities to consult with other statutory bodies that have a particular regulatory function and body of expertise relevant to contaminated land. For Slough Borough, these include:

- Natural England
- Public Health England
- Health and Safety Executive
- National House Building Council
- Internal communications

The current Strategy Review will not require elaborate internal review by any specific Department. However, the following will be permitted to comment should they wish to do so:

- Development Control
- Planning Policy
- Assets Management
- Legal Services

Following the adoption of the revised Strategy, any further communication and liaison will be carried out via email and the Council's Webpage.

Communicating with the wider community

Under Part IIA legislation, the Council is obliged to make provision for responding to information or complaints from members of the public, businesses and voluntary organisations. To facilitate general public participation the strategy will be made available for download from the Council's website. The Council may consider it appropriate to utilise one or more of its existing communication practices were communicating with large numbers of people instead of writing letters. This could include using the local newspaper, the local radio, the Press Office, presentations or exhibitions, Sector Forums, Parish Council meetings, public meetings and the Council's website. Specialist advice will need to be sought, should it be necessary, to communicate complex matters with members of the community whose first language may not be English.

The Council is aware of the need to avoid alarm and potential blight due to the creation of unnecessarily high perceptions of risks when communicating with the public about land contamination issues. The Council's statutory duties and the reasons for requiring further information will be clearly explained and all communication will be made in line with the guidance presented in the SNIFFER publication 'Communication Understanding of Contaminated Land Risks (2010). The Council recognises, however, that land use plays an important role in the community and that peoples' perceptions about the quality

of the land may affect their ability to enjoy their local environment. Effective communication is, therefore, essential in order to address any misconceptions and to ensure that people are fully informed. The expertise of the Council's communication team will be used to ensure that an effective and transparent communication process is adopted; Public Health England will also be contacted where appropriate along with the Environment Agency.

Information Management

Information management comprises of collection, evaluation, maintenance and review of data gathered as part of the Site Prioritisation Procedure. This is required should there ever be a need for the Council may need to defend its decisions and determinations of contaminated land. Thus, all the information arising from the investigation of potentially contaminated land was carefully logged and stored. The investigations produce a sizeable volume of information that required careful stewarding and management.

As part of this process, the Council has a duty to record and maintain some types of information, including complaints, voluntary information provision and the public register.

Data Collection (Geographical Information System)

Following the publication of the initial Contaminated Land Inspection Strategy in 2001, a considerable amount of information was collected and processed, using software provided by STM Environmental. The initial list of prioritised sites was processed using GeoEnviron, the database software provided by STM Environmental, and mapped using MapEagle, the Geographical Information System (GIS) software interlinked with the database. The information collected during the Strategic Inspection was used to identify all potential sources of contamination within the Borough based on any features identified on historical maps including mid-1800s, pre-war and post-war epochs. The information captured by this survey was digitised onto the GIS and a layer was created, named 'Potentially Contaminated Land sites (PCLs)' layer. Since its creation this layer has been continually updated and amended. In order to assist in the information management process, each site on the PCL layer has been allocated an individual site reference number (i.e. PCL0001).

The information held by the Council on individual sites typically varies from a single polygon on the PCL layer around an historical feature, to detailed site investigation reports and risk assessments that provide in-depth information on the characteristics of the site. Wherever information was available on each site it was used during the Prioritisation Process to assist in assigning the site an appropriate level of risk. All relevant information was logged within the GeoEnviron database, which is updated on a regular basis. The database is also supported by an electronic filing system, which holds all reporting as well as pertinent correspondence relating to planning consultations and Part 2A inspection.

The Public Register

Under the Part IIA regulations, the Council is required to maintain a Public Contaminated Land Register. This is not a register of all the information and documentation used in the investigation of potentially contaminated land. The regulations clearly specify the information that must be recorded in the register:

- A copy of the remediation notice;
- Details of appeals against remediation notices (including the decision judgements on them);

- Copies of remediation declarations, remediation statements and notifications of claimed remediation;
- Details of any appeals lodged against charging notices;
- Details of any land designated as a special site;
- Details of any convictions;

Therefore, entries into the Register will only be made where a remediation notice has been served as a result of implementation of the Part IIA legislation, or where voluntary remediation has been secured and a Remediation Statement produced. Hence, remedial actions resultant from planning controls will not be entered in the Register. The Public Register is available on the Councils website.

Public Access to Information

The Council acts in accordance with the requirements of the following statutes and regulations in making environmental information accessible to the public:

- Local Government (Access to Information) Act 1985
- Data Protection Act 1998
- Human Rights Act 1998
- Freedom of Information Act 2000
- Environmental Information Regulations 2004

For the majority of the above legislation, there are common exceptions to the right to access information. These generally refer to issues relating to national security, legal proceedings, breaches of statutory provision, confidentiality, work in the course of completion, personal information or issues which could following disclosure increase the likelihood of damage to the environment. In compliance with the above and also the requirements of the Contaminated Land (England) (Amendment) Regulations 2012, information held on the public register will be accessible by the public. These requirements will also be adhered to when carrying out Part 2A duties, which require disclosure of site-specific information. The data collected and logged within the GeoEnviron database is mainly incomplete or unverified and therefore certain site-specific information obtained during detailed inspection, will be treated as confidential. Part 3 12(4) (d) of the Environmental Information Regulations 2004 provides an exemption for incomplete data.

Environmental Searches

The Council routinely responds to requests for Environmental Searches from residents, solicitors and other interested parties, for information pertaining to property sales or development. There will be a minimum charge for requests, outside of general enquiries and enquiries concerning the Register. Additional fees in the form of an hourly rate will be imposed where collation of information is excessive. Where charges are to be levied, the person(s) or company making the enquiry will be informed of the likely cost prior to the commencement of work. The Council endeavours to respond to all requests within ten working days.

All Environmental Searches are recorded within the GeoEnviron database and are processed using the reporting tool within MapEagle. Responses issued will be based upon historical data and documentation available to the Environmental Quality Team. No guarantees are supplied as to the completeness or accuracy of the data provided. As a matter of course, the client is reminded that a response revealing no historical potentially contaminative uses equally does not guarantee that the land is free from contamination.

The client will be advised to make further enquiries in this respect to the EA, public Records Offices, and environmental consultants, for example.

All requests for information under the Environmental Information Regulations (2004) will be dealt with within the statutory timescale for response of 20 working days.

Local Land Charges

Under section 1 of the Land Charges Act 1972, the Local Land Charges keeps the following registers:

- a register of land charges;
- a register of pending actions and pending actions in bankruptcy;
- a register of writs and orders affecting land and writs and orders in bankruptcy;
- a register of deeds of arrangement affecting land;
- a register of annuities;

The Council responds to corporate contaminated land enquiries under Condition 29 (CON29) of the Environmental Information (Amendment) Regulations. Information pertaining to the actual determination of a site will not be released, until the Council is satisfied as to its status under Part 2A. It is hoped that this approach will avoid any unnecessary concerns about a site that may ultimately not be considered as being statutory contaminated land. Following the implementation of Part 2A and the requirement for each local authority to keep a public register of its regulatory activity, a question (3.12) referring to contaminated land has been added to the Form CON29 Enquiries of Local Authorities. The questions on this form are answered by the Local Land Charges team as part of the search carried out every time a property transaction takes place. Local Land Charges base their response to 3.12 on information provided by the Public Protection Service.

Complaints

In this context complaints refers to a member of the public, business, or community group protesting about the condition of a piece of land or water feature. This objection may be made in relation to land or water with which they have a direct or indirect connection.

All complainants may expect:

- Their complaint to be logged and recorded;
- The complaint to be acknowledged within 3 working days and investigated within 5 working days;
- To be kept informed of progress with the complaint towards a resolution;

Complaints regarding contaminated land will be dealt with through the Council's existing procedures. Investigating officers will undertake appropriate actions and enquiries considered necessary to resolve any complaint having regard to departmental procedures, statutory requirements and professional judgement. The appropriate level and nature of further investigation will be determined on a case-by-case basis and will be dependent on a number of factors including; the nature of the complaint, the initial findings and the amount of information already available and an assessment in the context of the overall inspection programme.

Anonymous complaints or information provided anonymously will be evaluated by an investigating officer. Appropriate action will be taken on the basis of the merits of the information received.

Appendices

Appendix A	Risk Prioritisation Strategy
Appendix B	Risk Assessment Summary
Appendix C	Categories of Significant Harm
Appendix D	Specific Receptors
Appendix E	Enforcement Policy
Appendix F	Glossary
Appendix G	References

Appendix A Risk Prioritisation Strategy

The risk score tables, and methodology was devised by MAPAC (a group of Local Authorities), the references listed, outline where Slough Borough Council obtained its information from.

Sources

Table 1.1. Land Use Classification	Risk Category	Risk Score
1. Asbestos Manufacture, abrasives and related products	High	50
2. Chemical works (organic & inorganic) Manufacture of cosmetics, bleaches, manure, fertilisers and pesticides, detergents, oil, organic based pharmaceuticals, other chemical products inc. glues, gelatine, recording tapes, photographic film. Dye, pigments. Paint, varnishes, printing inks, mastics sealants and creosote.		
3. Radioactive materials, processing and Disposal		
4. Gas works, coke works, coal carbonisation and similar sites. Production of gas from coal, lignite, oil or other carbonaceous material other than waste.		
5. Refuse and waste disposal sites, including hazardous wastes, incinerators, sanitary depots, drum and tank cleaning, solvent recovery.		
6. Oil refining and bulk storage of oil and petrol. Gasometers which are not gas works.		
Landfill Site - Known to be actively producing gas		
7. Abattoirs and animal slaughtering: Animal products processing into animal by-products e.g. soap, candles & bones Works Tannery, leather goods and skinnery.	High	40
8. Engineering (heavy and general). Manufacturing of distribution, telecoms, medical, metering and lighting. Manufacturing and repair inc. Ships, aerospace, rail engines and rolling stock. Heavy product manufacture - rolling and drawing of iron, steel and ferroalloys - inc. tube works. Manufacturing of electrical and electronic domestic appliances. Manufacture of cars, lorries, buses, motorcycles, bicycles Manufacturing of engines, buildings and general industrial machinery, including nuts & bolts, gas fittings, wire rope/cable and ordnance accessories		
9. Metal Smelting and refining Includes furnaces and forges, electroplating, galvanising and anodising. Ferro and aluminium alloys-manganese works, slag works.		
10. Civilian Manufacture & storage of weapons, ammunition, explosives & rockets including ordnance. All military establishments including fire ranges (if not specified as civilian)		
11. Recycling of metal waste inc. scrapyards and car breakers.		
12. Natural and synthetic rubber products including tyres and rubber products. Tar bitumen, linoleum, vinyl and asphalt works.		
13. Paper, card etc products (packaging).		

Pulp, paper, and cardboard manufacture.		
Underground Storage Tanks on Site		
Landfill Site- Strongly suspected to be producing gas, based on age and content of fill		
14. Airports and similar (Air and Space transport)	**Medium**	**30**
15. Concrete, ceramics, cement and plaster works Concrete, cement and lime & plaster products, also including solitary lime kilns Tableware and other ceramics		
16. Dry cleaning and laundries (large scale not high street)		
17. Flat glass products manufacture		
18. Photographic processing	**Medium**	**30**
19. Coal storage/depot. Coal mining (and the manufacture of coke and charcoal)- areas inc. associated surface activities in area & coal mine shafts.		
20. Electricity generation and distribution, including large transfer stations, power stations (excluding nuclear power stations). Batteries, accumulators, primary cells, electrical motors, generators and transformers.		
21. Printing of newspaper Printing works other than news print and bookbinding (usually excludes 'High Street')		
22. Railway Land, including yards and tracks (railway tracks up to 4 tracks wide or 30m)		
23. Sale of automotive fuel. Road fuelling, transport depots, road haulage and commercial vehicle fuelling, local authority yards and depots. Repairs and sales of cars & bikes, parts and motorway services.		
24. Sewage treatment works. Sewerage, septic tanks, effluent - including all filter beds.		
25. Textiles manufacturing-natural and man-made textile manufacture and products including hemp rope and linoleum.		
26. Timber treatment works and manufacturing. Sawmills, planning and impregnation, wood products, telegraph works, timber yard i.e. veneer		
27. Computers, office machinery, business/industrial electrical goods. Insulated wire and cable for electrical/ tel purposes		
Landfill Site -gas production is possible, based on historical map evidence of infilled quarry, water body or other void.		
Default: setting where information is absent about a site of landfill		
28. Plastic products manufacture, moulding and extrusion: building materials, fibreglass, resins and products. Manufacturing of tar, bitumen and asphalt	**Medium/ Low**	**20**
29: Dockyards and Wharves. Boat-building, wharf and quays, cargo/transport handling facilities - marine or inland		
30. Brewing and Malting. Spirit distilling & compounding. Major food processing includes large dairies. Exceptional large-scale corn/flour milling.		
31. Constructional steelwork, metal structures and products & building materials		
32. Cemetery, modem burial grounds and graveyard		
33. Hospitals including sanatoriums but not lunatic asylums		

Landfill Site - gas production unlikely, based on available information and age and content of fill		
None of the above uses noted -enter a suitable score based on knowledge about the land uses on site.	**Enter**	**Enter**

The above groups are based on the DoE Industry Profiles 1996 The information to derive a risk score is based on:

- *current and historical Ordnance Survey mapping,*
- *Trade Directory entries from 1830 through to 1970,*
- *aerial photographs from 1940 through to 1996,*
- *oblique aerial photos from 1965,*
- *environmental health records,*
- *the petroleum licensing register,*
- *disused fuel UST register.*
- *planning records,*

Table 1.2. Risk Evidence	Risk Score
Controlled Risks -Satisfactory remediation undertaken on site	**0.1**
Site file exists, but contains satisfactory evidence that the site is not a source	**0.2**
Remediation undertaken on site - 1990 or later	**0.4**
Remediation undertaken on site -pre- 1 9 9 0	**0.6**
No Evidence of Control of Risks - no information either wav: default setting	**1.0**

Information obtained from our own site files.

Pathways

Table 2.1. Solid Geology	Risk Score
Low Risk e.g. low permeability solid rock	**1**
Medium/low risk	**2**
Medium risk	**3**
Medium/high Risk	**4**
High Risk -e.g. permeable, fractured or fissured rock: Default	**5**

Information is from the British Geological Surveys digitised geological layer. All of Slough Solid Geology falls within 3 strata's, London Clay (Low Risk), Lambeth Group (Medium/low Risk) and Chalk (High Risk)

Table 2.2. Drift Geology	Risk Score
Low Risk e.g. predominantly deep clay	**1**
Medium/low risk	**2**
Medium risk	**3**
Medium/high Risk	**4**
High Risk: Also, default	**5**

Information is from the British Geological Surveys digitised geological layer. Most of Slough falls within the medium risk group because of the sand and gravel aquifers.

Table 2.3. Mining, drainage and services	Risk Score
No drainage, services (including culverted rivers), wells or suspected mining/quarrying activities across the site	**1**
The presence of drainage, services (including culverted rivers), wells or suspected mining/quarrying activities across site is **unlikely** given the historical use of the site	**2**
The presence of drainage, services (including culverted rivers), wells or suspected mining/quarrying activities across site is **possible** given the historical use of the site	**3**
The presence of drainage, services (including culverted rivers), wells or suspected mining/quarrying activities across site is **likely** given the historical use of the site	**4**
The presence of drainage, services (including culverted rivers), wells or suspected mining/quarrying activities within parts of the site where contamination is believed to be present	**5**

Information has been obtained from site files, historical and present day maps and aerial photographs.

Table 2.4. Accessibility to site surface	Risk Score
Concrete hardstanding, car parking or derelict buildings on site	**1**
Concrete hardstanding, car parking and buildings that are occupied. Or: Gravel, bare soil or other soft surface areas, where public access is restricted by secure perimeter fencing (ideally signposted)	**2**
Gravel, bare soil or other soft surface areas: The land may be in partial or full use, but site occupiers are probably *seldom present* in those areas. Public access is generally restricted by some form of fencing, possibly signposted	**3**
Gravel, bare soil or other soft surface areas: Access onto private land is inadequately restricted (incomplete or broken fencing). Public open space, unrestricted access.	**6**
Gravel, bare soil or other soft surface areas: Part of all of the land is fully in use and site occupiers are probably *often or normally present* in those areas.	**10**

Information has been obtained from present aerial photographs (2000)

Receptors

Table 3.1 People: present day occupation of site and adjacent land	Risk Score
50-250m Outdoor industrial or commercial yards	**5**
0-50m Outdoor industrial or commercial yards **50-250m** Industrial or factory buildings, well-vented or open sided	**10**
On site Outdoor industrial or commercial yards **0-50m** Industrial or factory buildings, well-vented or open sided	**20**
On site Industrial or factory buildings, well-vented or open sided	**40**
50-250m Office, leisure, commercial/retail buildings (LFG risks) Public Open Space for recreational use (c/1risks) Agricultural land and buildings (c/1and LFG risks)	**50**
50-250m Schools, nurseries, hospitals, institutional buildings (LFG risks)	**55**
50-250m Managed housing with gardens (c/1and LFG risks) Managed housing no gardens (LFG risks) Private domestic dwellings with gardens (c/1and LFG risks) Private domestic dwellings no gardens (LFG risks) Allotments (c/1risks)	**60**
0-50m Office, leisure, commercial/retail buildings (LFG risks) Public Open Space for recreational use (c/1risks) Agricultural land and buildings (c/1and LFG risks)	**70**
On site Office, leisure, commercial/retail buildings (LFG risks) Public Open Space for recreational use (c/1risks) Agricultural land and buildings (c/1 and LFG risks) **0-50m** Schools, nurseries, hospitals, institutional buildings (LFG risks)	**80**
0-50m Managed housing with gardens (c/1 and LFG risks) Managed housing no gardens (LFG risks) Private domestic dwellings with gardens (c/1and LFG risks) Private domestic dwellings no gardens (LFG risks) Allotments *(ell* risks)	**90**
On site Schools, nurseries, hospitals, institutional buildings	**170**
On site Managed housing with gardens (c/1and LFG risks) Managed housing no gardens (LFG risks) Private domestic dwellings with gardens (c/1and LFG risks) Private domestic dwellings no gardens (LFG risks) Allotments (c/1risks)	**190**
None of the above noted - enter a suitable score, or Low Risk *(i.e.* derelict sites)	**Enter**

Information has come from Aerial photographs and the Environmental Services site files.

Table 3.2. Natural Environment	Risk Score
No designations	**1**
50-250m Sites of Biological Importance (SBI) designated by the Local Authority	**2**
50-250m Statutorily Designated Sites (e.g. SSSI)	3
0-50m Sites of Biological Importance (SBI) designated by the Local Authority	**10**
On site Sites of Biological Importance (SBI) designated by the Local Authority	**15**
0-50m Statutorily Designated Sites (e.g. SSSI)	**20**
On site Statutorily Designated Sites (e.g. SSSI)	**25**
Uncertainty – seek specialist advice (English Nature)	**Enter**

Information has come from the January 1999 Local Plan For Slough Map.

Table 3.3. Property/Heritage Sites: Present day occupation of site	Risk Score
No Designation	**1**
Sites within conservation areas Other sites and monuments recorded by the Local Authority Wild animals that are the subject of shooting or fishing rights	4
Ancient monuments, archaeological sites, listed buildings (all categories) Owned or domesticated animals	6
Produce grown domestically, or on allotments, for consumption, including timber	**8**
Uncertainty - seek specialist advice (English Heritage	**Enter**

Information has come from those listed in the Contaminated Land Strategy May 2001.

Table 3.4. Surface water courses on site and adjacent land	Risk Score
No surface waters No surface water abstractions for any purpose within 1000m of the site	**1**
50-250m River with Classification D, E or F (Long term RQO = RE3 or RE4) Pond, lake or reservoir	**5**
50-250m River with Classification A, B or C (Long term RQO = RE2 or better) Any Surface water abstraction between 500 & 1000m downstream from the site	6
0-50m River with Classification D, E or F (Long term RQO = RE3 or RE4) Pond, lake or reservoir	**13**
0-50m River with Classification A, B or C (Long term RQO = RE2 or better) Any surface water abstraction for drinking water less than 500m downstream from the site	**16**
On-site River with Classification D, E or F (Long term RQO = RE3 or RE4) Pond, lake or reservoir	**22**
On-site River with Classification A, B or C (Long term RQO = RE2 or better) Any surface water abstraction from the site or immediately adjacent to the site	**25**
Uncertainty -seek specialised advice from the EA	**Enter**

Information has come from Environment Agency Digital Data (2000)

Table 3.5 Groundwater and vulnerability and SPZs	Risk Score
Non Aquifer	**1**
Minor Aquifer - low risk	**5**
Major Aquifer - low risk Minor Aquifer - medium risk Zone III (Total Catchment)	**8**
Zone II (Outer Source Protection Zone) Major Aquifer - medium risk Minor Aquifer - high risk	**15**
Zone I (Inner Source Protection Zone) Major Aquifer - high risk	**25**
Uncertainty - seek specialist advice from the EA	**Enter**

Information has come from local knowledge of the area and geology, unfortunately was unable to locate a copy of the NRA Groundwater Vulnerability Maps. The SPZ data has come from the digital information provided by the Environment Agency (2000).

Formula for deriving the total risk score

	Risk Scoring Tables	Score
Sources	Land Use Assessment & Classification Table 1.1	**S1.1**
	Risk Evidence Table 1.2	**S1.2**
Pathways	Solid Geology Table 2.1	**S2.1**
	Drift Geology Table 2.2	**S2.2**
	Mines, drains and services Table 2.3	**S2.3**
	Accessibility to site surface Table 2.4	**S2.4**
Receptors	People: present day occupation Table 3.1	**S3.1**
	Natural Environment Table 3.2	**S3.2**
	Heritage sites Table 3.3	**S3.3**
	Surface water Table 3.4	**S3.4**
	Groundwater and SPZ Table 3.5	**S3.5**

Grand Total = (S1.1 x S1.2) x (S2.1 + S2.2 + S2.3 + S2.4 + S3.1 + S3.2 + S3.3 + S3.4 + S3.5)

Appendix B Risk Assessment Summary

Risk Category	Action Required	Further Work Required	Notes
Category 1 High risk	Site probably or certainly not suitable for present use and environmental setting. Contaminants probably or certainly present and likely to have unacceptable impact on key receptors. Urgent action needed in the short term.	A more intensive desk study will need to be made. This should be carried out in conjunction with a site walkover and an intrusive investigation, where appropriate.	Sites that have been assessed as this category require URGENT action. Any site may be downgraded on further investigation.
Category 1(2) High (to Medium) risk	Site probably or certainly not suitable for present use and environmental setting. Contaminants probably or certainly present and likely to have unacceptable impact on key receptors. Urgent action needed in the short term.	None at present as no sites have so far been identified with this risk rating.	Sites that have been identified and not risk assessed at the present time **may** merit a rating at this category. If the remaining sites are assessed these **may** be identified and require URGENT action. These sites may need to be upgraded following further investigation
Category 2(1) Medium (to High) risk	Sites that have been assessed as potentially presenting this category of risk will need to be assessed to determine whether they are of Category 1 OR Category 2. The action required can then be stipulated	A more intensive desk study will need to be made. This should be carried out in conjunction with a site walkover and where appropriate, an intrusive site investigation.	Sites that are presently assessed as being at this category **may** be upgraded on further investigation and they will then have the potential to require URGENT action. These sites may also need to be downgraded following further investigation.
Category 2 Medium risk	Site may not be suitable for present use and environmental setting. Contaminants probably or certainly present and likely to have unacceptable impact on key receptors. Action may be needed in the medium term.	A more intensive desk study will need to be made. This should be carried out in conjunction with a site walkover and where appropriate, an intrusive site investigation.	These sites may be upgraded or downgraded following this further investigation.

Category 2(3) Medium (to Low) risk	Sites that have been assessed as potentially presenting this category of risk will need to be assessed to determine whether they are of Category 2 OR Category 3. The action required can then be stipulated.	A more intensive desk study will need to be made. This should be carried out in conjunction with a site walkover. Where this is inconclusive an intrusive site investigation may be required	These sites may be upgraded or downgraded following this further investigation.
Category 3(2) Low (to Medium) risk	Sites that have been assessed as potentially presenting this category of risk will need to be assessed to determine whether they are of Category 3 OR Category 2. The action required can then be stipulated.	A more intensive desk study will need to be made. This should be carried out in conjunction with a site walkover. Where this is inconclusive an intrusive site investigation may be required	These sites may need to be upgraded or downgraded following this further investigation.
Category 3 Low risk	Site considered suitable for present use and environmental setting. Contaminants may be present but are unlikely to have unacceptable impact on key receptors. Action unlikely to be needed while the site remains in present use or otherwise remains undisturbed.	These sites may require a more intensive desk study in the medium term.	Any site may need to be upgraded or downgraded following this further investigation.
Category 3(4) Low (to Very Low) risk	Sites that have been assessed as potentially presenting this category of risk will need to be assessed to determine whether they are of Category 3 OR Category 4. The action required can then be stipulated.	These sites may require a more intensive desk study.	Any site may need to be upgraded or downgraded following this further investigation.
Category 4(3) Very Low (to Low) risk	Sites that have been assessed as potentially presenting this category of risk will need to be assessed to determine whether they are of Category 4 OR Category 3. The action required can then be stipulated.	These sites may require a more intensive desk study.	Any site may need to be upgraded or downgraded following this further investigation.

Category 4 Very Low risk	Site considered suitable for present use and environmental setting. Contaminants may be present but are very unlikely to have unacceptable impact on key targets. No action likely to be needed while the site remains in present use or otherwise remains undisturbed.	These sites may require some further confirmation work in the medium to long term.	Any site may need to be upgraded following this further investigation.

Appendix C Categories of significant harm

Table A Categories of significant harm	
Type of Receptor	**Description of harm to that type of receptor that is to be regarded as significant harm**
1. Human beings	Death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions For these purposes, disease is to be taken to mean an unhealthy condition of the body or a part of it and can include, for example, cancer, liver dysfunction or extensive skin ailments. Mental dysfunction is included only in so far as it is attributable to the effects of a pollutant on the body of the person concerned. The description of significant harm is referred to as a "human health effect".
2. Any ecological system, or living organism forming part of such a system, within a location which is: • An area notified as an area of special scientific interest under section 28 of the Wildlife and Countryside Act 1981; • Any land declared a national nature reserve under section 35 of that Act; • Any area designated as a marine nature reserve under section 36 of that Act; • An area of special protection for birds established under section 3 of that Act; • Any European Site within the meaning of Regulation 10 of the Conservation (Natural Habitats etc) Regulation 1994 (i.e. Special Areas of Conservation and Special Protection Areas); • Any candidate Special Areas of Conservation or potential Protection Areas given equivalent protection; • Any habitat or site afforded policy protection under paragraph 13 of Planning Policy Guidance Note 9 (PPG9) on nature conservation (i.e. candidate Special	For any protected location: • Harm which results in an irreversible adverse change, or in some other substantial adverse change, in the functioning of the ecological system within any substantial part of that location; or • Harm which effects any species of special interest within that location and which endangers the long term maintenance of the population of that species at that location. In addition, in the case of a protected location which is a European Site (or a candidate Special area of Conservation or a potential Special Protection Area), harm which is incompatible with the favourable conservation status of natural habitats at that location. In determining what constitutes such harm, the local authority should have regard to the advice of English Nature and to the requirements of the Conservation (Natural Habitats etc) Regulations 1994. This description of significant harm is referred to as an "ecological system effect".

Protection Areas and listed Ramsar sites; or • Any nature reserve established under section 21 of the National Parks and Access to the Countryside Act 1949.	
3. Property in the form of: • Crops. Including timber; • Produce grown domestically, or on allotments, for consumption; • Livestock; • Other owned or domesticated animals; • Wild animals which are the subject of shooting or fishing rights.	For crops, a substantial diminution in yield or other substantial loss in their value resulting from death, disease or other physical damage. For domestic pets, death, serious disease or serious physical damage. For other property in this category, a substantial loss in its value resulting from death, disease or other serious physical damage. The local authority should regard a substantial loss in value as occurring only when a substantial proportion of the animals or crops are dead or otherwise no longer fit for their intended purpose. Food should be regarded as being no longer fit for purpose when it fails to comply with the provisions of the Food Safety Act 1990. Where a diminution in yield or loss in value is caused by a pollutant linkage, a 20% diminution or loss should be regarded as a benchmark for what constitutes a substantial diminution or loss. This description of significant harm is referred to as an "animal or crop effect"
4. Property in the form of buildings: For this purpose, "building" means any structure or erection, and any part of a building including any part below ground level, but does not include plant or machinery comprised in a building.	Structural failure, substantial damage or substantial interference with any right of occupation. For this purpose, the local authority should regard substantial damage or substantial interference as occurring when any part of the building ceases to be capable of being used for the purpose for which it is or was intended. Additionally, in the case of a scheduled Ancient Monument, substantial damage should be regarded as occurring when the damage significantly impairs the historic, architectural, traditional, artistic or archaeological interest by reason of which the monument was scheduled. This description of significant harm is referred to as a "building effect".

Table B	**Significant Possibility of Significant Harm**
1. Human health effects arising from: • The intake of a contaminant, or • Other direct bodily contact with a contaminant.	If the amount of the pollutant linkage in question: • Which a human receptor in that linkage might take in, or • To which such a human might otherwise be exposed, As a result of the pathway in that linkage, would represent an unacceptable intake or direct bodily contact, assessed on the basis of relevant information on the toxicological properties of that pollutant. Such an assessment should take into account: • The likely total intake of, or exposure to, the substance or substances which form the pollutant, from all sources including that from the pollutant linkage in question; • The relative contribution of the pollutant linkage in question to the likely aggregate intake of, or exposure to, the relevant substance or substances; and • The duration of an intake or exposure resulting from the pollutant linkage in question. • The question of whether an intake or exposure is unacceptable is independent of the number of people who might experience or be affected by that intake or exposure. Toxicological properties should be taken to include carcinogenic, mutagenic, teratogenic, pathogenic, endocrine-disrupting and other similar properties.
2. All other human health effects (particularly by way of explosion or fire).	If the probability, or frequency, of occurrence of significant harm of that description is unacceptable, assessed on the basis of relevant information concerning: • that type of pollutant linkage, or • that type of significant harm arising from other causes. In making such an assessment, the local authority should take into account the levels of risk which have been judged unacceptable in other similar contexts and should give particular weight to cases where the pollutant linkage might cause significant harm which: • would be irreversible or incapable of being treated; • would affect a substantial number of people; • would result from a single incident such as a fire or an explosion; or • would be likely to result from a short-term (that is, less than 24-hour) exposure to a pollutant.
3. All ecological system effects.	If either: • significant harm of that description is more likely than not to result from the pollutant linkage in question; or • there is a reasonable possibility of significant harm of that description being caused, and if that harm were to occur, it would result in such a degree of damage to features of special interest at the location in question

	that they would be beyond any practicable possibility of restoration. Any assessment made for these purposes should take into account relevant information for that type of pollutant linkage, particularly in relation to the ecotoxicological effects of that pollutant.
4. All animal and crop effects.	If significant harm of that description is more likely than not to result from the pollutant linkage in question, taking into account relevant information for that type of pollutant linkage, particularly in relation to the ecotoxicological effects of that pollutant.
5. All building affects	If significant harm of that description is more likely than not to result from the pollutant linkage in question during the expected economic life of the building (or, in the case of a scheduled Ancient Monument, the foreseeable future), taking into account relevant information for that type of pollutant linkage.

Appendix D Local Receptors

Listed Buildings in Slough Borough

	Location	Grade	Property Description
1	Albert Street (north side)	II	Beech House, Oak House and Linden House at Upton Hospital
2	Albert Street west side)	II	No 140 (The Red Cow PH)
3	Bath Road (north side)	II	The Three Tuns Inn
4	Bath Road (south side)	II	Milestone at SU 9412 8097
5	Bath Road (south west side)	II	Milestone at SU 9556 8054
6	Bath Road (south side)	II	Milestone at SU 9707 8005
7	Bath Road, Colnbrook (south west side)	II	Water pump approx. 75 yards east of Punchbowl Inn
8	Bath Road/ Park Street, Colnbrook	II*	Nos 1 to 6 King John's Palace (south west side)
9	Bath Road/ Park Street, Colnbrook	II	Barn to King John's Palace (south west side)
10	Bath Road/ Park Street, Colnbrook	II	Star & garter PH (south west side)
11	Bath Road/ Park Street, Colnbrook	II	Nos 1,2 and 3 Park Street (north east side)
12	Bath Road/ Park Street, Colnbrook	II	Badmington House and Post Office (north east side) adj Freestone House and Hampton House
13	Bath Road/ Park Street, Colnbrook	II	Fairmead and The Haven (north east side)
14	Bath Road/ Park Street, Colnbrook	II	Abington (north east side)
15	Bath Road/ Park Street, Colnbrook	II	Kenilworth House and adjoining (north east side) house
16	Bath Road/ Park Street, Colnbrook	II	Former White Hart PH (north east side)
17	Bath Road/ Park Street, Colnbrook	II	Colne Cottage (north east side)
18	Bridge Street, Colnbrook	II	Aberdeen House
19	Bridge Street, Colnbrook	II	Barn to rear of Aberdeen House
20	Brunel Way (north side)	II	Slough Station Booking Hall, Booking Office and Travel Centre
21	Brunel Way (north side)	II	Island Platform building, approx. 25 m to north of Slough Station Booking Hall, Booking Office and Travel Centre
22	Church Lane (south side)	II	The Old Corner House
23	Church Street, Chalvey (south side)	II*	Church of St Peter
24	Church Street (west side)	II*	Church of St Mary
25	Church Street (west side)	II	Wall, Gate Piers and gates approx 5 m to east of Church of St Mary
26	Cippenham Lane (south side)	II	The Long Barn PH
27	Cippenham Lane (south side)	II	Barn approx. 10 m to east of Long Barn PH
28	Cippenham Lane (south side)	II	Barn approx. 40 m to south west of Long Barn PH
29	Cippenham Lane (south side)	II	Cippenham Lodge Nos 1 to 5
30	Cippenham Lane (south side)	II	Wall at Cippenham Lodge
31	Common Road (north side)	II	Manor Farmhouse

32	High Street, Colnbrook (north side)	II	The Red Lion PH
33	High Street, Colnbrook (north side)	II	Ayres House (BT & G Winston premises)
34	High Street, Colnbrook (north side)	II	No 34
35	High Street, Colnbrook (north side)	II	Lucas (Newsagent)
36	High Street, Colnbrook (north side)	II	Milestone outside No 3 Milestone Cottages
37	High Street, Colnbrook (north side)	II	Park House and Ye Olde George PH
38	High Street, Colnbrook (south side)	II	No 110 and House adjoining to West (Anthonys [79] Ltd)
39	High Street, Colnbrook (south side)	II	The Ostrich PH
40	High Street, Colnbrook (south side)	II	Town House
41	High Street, Colnbrook (south side)	II	Excelsior House
42	High Street, Colnbrook	II	Former Royla Standard PH (D Gaywood and former AC Edwards premises) and house adjoining to west
43	High Street, Langley (north side)	II	The Harrow PH
44	High Street, Slough (south side)	II	Nos 312 (Rose & Crown PH) and 314 (Tony's Grill Café)
45	Langley Road (north side)	II	West Block & Chapel at St Bernard's Convent
46	Langley Road (north side)	II	Wall adjoining Langley Hall to South
47	London Road (south side)	II	Milestone at SU 9999 7881
48	London Road	II	Milestone at TQ 0137 7793
49	Lower Cippenham Lane (south west side)	II	Cippenham Place (formerly listed as No 59 the Old House)
50	Mill Street, Colnbrook	II	Mill House and Tanhouse farmhouse JR Swanston Plant & Eng (Longford) Ltd
51	Mill Street, Colnbrook	II	Barn at Tanhouse Farm to south east of the farmhouse
52	Poyle Manor Lane	II	City Post
53	Poyle Road (west side)	II	Poyle Farmhouse
54	Poyle Road (east side)	II	The Hollies
55	Railway Terrace (south side)	II	Slough Station Area Manager's Office, traffic assistant's office & Red Star parcels office
56	St Mary's Road (west side)	II	The Red Lion PH
57	St Mary's Road (east side)	II*	Nos 2, 4, 6 and 8
58	St Mary's Road (east side)	I	Church of St Mary
59	St Mary's Road (east side)	II	Chest Tomb approx. 36 m to north of North Aisle of Church of St Mary
60	St Mary's Road (east side)	II	Ive Tomb approx. 3 m to north of North Aisle of Church of St Mary
61	St Mary's Road (east side)	II	Houblone Tomb approx. 1 m to north of North Aisle of Church of St Mary
62	St Mary's Road (east side)	II	Seymour Tomb adjoining South Transeptal Chapel of Church of St Mary to South
63	St Mary's Road (east side)	II	Webb Tomb approx. 12 m to south west of Nave of Church of St Mary
64	St Mary's Road (east side)	II*	No.s 12, 14, 16, 18, 20, & 22 (formerly listed as New Alms Houses)
65	Station Road (west side)	II	Langley Hall
66	Station Road (west side)	II	Wall approx. 5 m to east of Langley Hall
67	Station Road (west side)	II	Wall approx. 20 m to north west of Langley Hall
68	Stoke Poges Lane (west side)	I	Baylis House including Forecourt Walls and Pavilions adjoining to north east
69	Stoke Poges Lane (west side)	I	Former Service Block adjoining Baylis House to north east

70	Stoke Poges Lane (west side)	I	Godolphin Court approx. 40 metres to north of Baylis House
71	Stoke Poges Lane (west side)	II	Coach House and adjoining outbuildings approximately 10 metres to north west of Baylis House
72	Stoke Poges Lane (west side)	II	Wall and Gatepiers adjoining North East Forecourt Wall and Pavilion to Baylis House to North East
73	Stoke Poges Lane (west side)	II	Wall adjoining South East Forecourt Wall and Pavilion to Baylis House to North east
74	Stoke Poges Lane (west side)	II	Wall, Gatepiers and Gates adjoining South East Forecourt Wall to Baylis House to South East
75	Stoke Poges Lane (west side)	II	Wall, Gatepiers and Gates adjoining Baylis House to South East
76	Stoke Poges Lane (west side)	II	Wall and Gatepiers adjoining Baylis House to North West
77	Tithe Court (west side)	II	Granary at TQ 0126 7883
78	Upton Court Road (south side)	I	Church of St Laurence
79	Upton Court Road (south side)	II	Chest Tomb approx. 3 m to north of Chancel of Chuch of St Laurence
80	Upton Court Road (south side)	II	Fryer Tomb approx. 6 m to south of Chancel of Chuch of St Laurence
81	Upton Court Road (south side)	II	Pitt Tomb approx. 13 m to south of Chancel of Chuch of St Laurence
82	Upton Court Road (south side)	II	Ramsden Tomb approx. 18 m to south of Chancel of Chuch of St Laurence
83	Upton Court Road (south side)	II	Style Tomb approx. 8 m to south of South Aisle of Chuch of St Laurence
84	Upton Court Road (south side)	II	Style Tomb approx. 13 m to south of South Aisle of Chuch of St Laurence
85	Upton Court Road (south side)	II	Style Tomb approx. 11 m to south of South Aisle of Chuch of St Laurence
86	Upton Court Road (south side)	II	Chest Tomb approx. 6 m to south west of South Aisle of Chuch of St Laurence
87	Upton Court Road (south side)	II	Nash Tomb approx. 12 m to south west of South Aisle of Chuch of St Laurence
88	Upton Court Road (south side)	II*	Upton Court
89	Upton Court Road (north west side)	II	No 74
90	Vicarage Way, Colnbrook	II	Church of St Thomas
91	Vicarage Way, Colnbrook	II	Old School House
92	Vicarage Way, Colnbrook	II	St Thomas's Vicarage
93	Vicarage Way, Colnbrook	II	Former School (now Colnbrook Youth Centre)
94	Wellington Street (south side)	II	Church of Our Lady Immaculate and St Ethelbert
95	Wellington Street (south side)	II	St Ethelbert's Presbytery
96	Wexham Road (east side)	II	Tudor Cottage

Locally Listed Buildings

Wheatsheaf PH	Albert Street
Alpha Arms PH	Alpha Street
Bingo Hall	Bath Road
Slough Borough Council Nursery	28 Bath Road
Slough Borough Council Town Hall	Bath Road
Windmill PH	Bath Road
Salt Hill Mansions	Bath Road
190-208	Bath Road
329	Bath Road
Slough Trading Estate Marker Post	Burnham Lane/ Buckingham Avenue
Foresters PH	Chalvey Road West
1, 2 and 3 Wexham Cottages	Church Lane
South Lodge	Church Lane
Barn, Garage block and Farm House, Wexham Court Primary School	Church Lane
1-3	Church Street
Coachmakers Arms PH	5 Church Street
Cippenham Court	Cippenham Lane
Chalvey Youth and Community Centre	Darvills Lane
Cippenham Middle School	Elmshott Lane
Garibaldi PH	The Green
Herschel Arms PH	Herschel Street
Pitchers PH	High Street, Slough
98-100	High Street, Slough
102-104	High Street, Slough
112-114	High Street, Slough
124	High Street, Slough
125-133	High Street, Slough
126-130	High Street, Slough
132	High Street, Slough
134	High Street, Slough
136-144	High Street, Slough
146-148	High Street, Slough
194-198	High Street, Slough
200-202	High Street, Slough
Pickled Newt PH	228 High Street, Slough
283-299 and 311-321	High Street, Slough
Methodist Church	Ledgers Road
MAFF Laboratory	London Road
Swan PH	Lower Cippenham Lane
Barleycorn PH	Lower Cippenham Lane
King's Head PH	Lower Cippenham Lane
1-7	Mackenzie Street
Nos 7, 15-33 and 41-45	Mill Stream
16-18	Mill Street
Queen of England PH	Park Street
9-21	Park Street
Education Centre	Queens Road
Burnham Station	Station Road

Langley Station	Station Road
Printer's Devil PH	Stoke Road
Leopold Coffee House	21 Stoke Road
Gilliat Hall	Stoke Road
Littledown Primary School	Stoke Road
Horlicks Factory	Stoke Poges Lane
81	Sussex Place (Ivy Lodge)
93-95	Sussex Place
Wexham Lodge	Wexham Road
Wexham Post Office	Wexham Road
Day Centre	William Street
Prudential Building	William Street
12-14	Windsor Road
O'Neills Public House	Windsor Road
South Bucks District Council Offices	Windsor Road
3-5	Yew Tree Road

Appendix E Enforcement Policy

SBC Corporate Enforcement Policy March 2020 FINAL (slough.gov.uk)

Appendix F Glossary

AONB	Area of Outstanding Natural Beauty
Appropriate Person(s)	An appropriate person is any person who is, determined in accordance with Section 78F, to bear responsibility for anything whic is to be done by way of remediation.
Aquifer	Geological strata able to hold or transmit exploitable quantities of groundwater
ASRS	Areas of Special Archaeological Significance
BGS	British Geological Survey
CLEA	Contaminated Land Exposure Assessment: new guidelines on contaminated land remediation expected to be released by the Government shortly
CLR	Contaminated Land Report: a series of publications relating to contaminated land produced by the DETR
Contaminant	A substance which is in, on or under the land and which has the potential to cause harm or to cause pollution to controlled waters.
Contaminated Land	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 possibilit of such harm being caused; or b) pollution of controlled waters is being, or is likely to be caused.
Controlled Waters	These include: a) inland waters (river, streams, underground streams, canals, lakes and reservoirs) b) groundwaters (any water contained in underground strata, wells o boreholes) c) territorial waters (the sea within three miles of a baseline) d) coastal waters (the sea within the baseline up to the line of highe tide, and tidal waters up to the freshwater limit.
CS	County Series Mapping: Ordnance Survey mapping series dating from 1870s to 1940s
DETR	Department of the Environment, Transport and the Regions
EA	Environment Agency
Eco-system	A biological system of interacting organisms and their physical environment
EPA	Environmental Protection Act of 1990 – main piece of UK legislation controlling the protection of the environmental media (air, land and water).
GIS	Geographical Information Systems
Groundwater	Any water contained in underground strata, wells or boreholes
ICRCL	Interdepartmental Committee on Remediation of Contaminated Land
IPC	Integrated Pollution Control – an approach to pollution control in the UK which recognises the need to look at the environment as a whole so solutions to particular pollution problems take account of potential effects upon all environmental media.
IPPC	Integrated Pollution Prevention and Control – supersedes IPC. Aims to prevent, or where that is not practicable, to reduce emissions to environmental media including measures concerning waste, in order to achieve a high level of environmental protection as a whole.
LA	Local Authority
LNR	Local Nature Reserve
MAFF	Ministry of Agriculture, Fisheries and Food
NNR	National Nature Reserve
NRA	National Rivers Authority
Orphan Linkage	A contaminated land site where:

	(i) The significant pollutant linkages relates solely to the pollution controlled waters (and not to significant harm) and no Class person can be found; or (ii) Where no Class A or Class B persons can be found. Thos persons who would otherwise be liable are exempted statutory provisions.
OS	Ordnance Survey
Pathway	One or more routes by which a receptor can be exposed to a contaminant
Planning Policy Guidance (PPG)	A series of planning policy statements produced by the DETR to give guidance to local authorities, applicants, the public and consultees on a range of planning matters.
Pollutant Linkage	The relationship between a contaminant, pathway and a receptor.
Receptor	The health of a person, waters, ecosystems or property type that cou be affected by contamination
RAM	Risk Assessment Model - a probabilistic model developed to work wi the EA's research on remedial targets for the protection of controlled waters.
Risk assessment	The study of: a) the probability, or frequency, of a hazard occurring; and b) the magnitude of the consequences
SAC	Special Area of Conservation – Areas designated under the EC Habitats Directive.
SBC	Slough Borough Council
SMR	Sites and Monuments Record
SNCI	Sites of Nature Conservation Interest – Sites of local importance for conservation of wildlife.
SNIFFER	Scotland & Northern Ireland Forum for Environmental Research
Source	A substance in, on or under the ground with the ability to cause harm
Source Protection Zone	Protection zones around certain sources of groundwater used for public water supply. Within these zones, certain activities and processes are prohibited or restricted.
SPA	Special Protection Area for birds – Statutorily protected habitats for wild birds under EC Regulations.
Special Site	Land designated as contaminated and due to the presence of specified substance(s) is subject to regulation by the Environment Agency.
SSSI	Site of Special Scientific Interest

Appendix G References

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