

Environment Sub-Committee

26 February 2019

Present: Councillor B Burdis (Chair)
Councillors L Bell, K Bolger, T Brady, C Davis,
D Drummond, E Hodson, W Lott, G Madden, J Mole,
K Osborne and W Samuel.

E23/02/19 Apologies

An apology for absence was submitted on behalf of Councillor P Brooks.

E24/02/19 Substitute Members

The following substitute member was reported:

Councillor K Osborne for Councillor P Brooks

E25/02/19 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

E26/02/19 Minutes

Resolved that the minutes of the meeting held on 8 January 2019 be confirmed.

E27/02/19 Councillor Ed Hodson

The Chair announced that this was Councillor Ed Hodson's last meeting of the Environment Sub Committee as he was standing down at the next election. He expressed both his and the sub committee's thanks to Councillor Hodson for his valuable contribution to the work of the Environment Sub Committee and its sub groups and also for his time as the Cabinet Member with responsibility for the Environment and wished him well in the future.

E28/02/19 Contaminated Land

Consideration was given to a report which explained the Authority's responsibilities in relation to contaminated land.

It was explained that the definition of contaminated land was contained in the Environmental Protection Act 1990 and was described as land that because of substances which are in, on or under the land may cause significant harm to public health or the environment or can cause pollution of a controlled watercourse. The definition was based on three elements, firstly a contaminant being present, secondly a pathway by which the contaminant can move and thirdly a receptor, such as a person, which could be affected by the contaminant.

Under the Environmental Protection Act 1990 the Authority had a duty to:

- Inspect the Borough to identify if any land was contaminated;
- Produce a Contaminated Land Inspection Strategy
- Ensure that land determined as contaminated was made suitable for its current use; and
- Maintain a public register.

The contaminated land strategy specified how the Authority would identify and deal with contaminated land within the Borough. It identified the process for assessing contaminated land and set out the process for prioritising the inspection of potentially contaminated land on a risk based approach. The strategy also identified who would be responsible for the remediation of the contaminated land and set out the role of the regulators, identified who was responsible for enforcement and detailed the information required to be kept in the public register. The existing strategy, which had been published in April 2014, was currently being reviewed. The refreshed strategy would then be consulted upon over the summer before being presented to the Cabinet for approval.

It was explained that an initial review of land in North Tyneside had identified 1134 potentially contaminated land sites primarily based on historical industrial uses. This information had been used to determine the prioritisation of the inspection regime of contaminated land and the action required to remediate the land.

It was also explained that planning conditions were now placed on developers to prevent the land becoming contaminated rather than having to deal with any contamination in the future. Members were advised that around 300 planning consultations and discharge applications were processed by the authority each year.

Reference was also made to the statutory requirement for the authority to produce and maintain a contaminated land register for sites which had been identified as contaminated land. It was explained that site investigations carried out so far had not identified any land in North Tyneside which required to be added to the contaminated land register.

It was explained that special sites such as where there was radioactivity or sites which discharged into a water course, such as a river, fell within the remit of the Environment Agency.

Reference was made to the push for brownfield sites to be developed for housing and industrial uses and it was explained that such sites were more likely to be contaminated in some form. It was also explained that as part of the planning process the developer was required to make the land safe before it could be built upon

The Chair thanked the officers for their presentation.

It was **agreed** that the report be noted.

E29/02/19 Ensuring Sustainable Development at Murton Gap and Killingworth Moor Strategic Allocations

Consideration was given to a report which set out the steps which had been taken to set a positive framework for the sustainable development of the strategic allocations at Murton Gap and Killingworth Moor.

The report also presented the Killingworth Moor Master Plan which had been produced in December 2017 and which set out in great detail how the site would be sustainably developed to provide approximately 2000 homes together with educational facilities, local services such as shops and community facilities, employment uses, green infrastructure and green spaces. It was explained that the plan would ensure that development was brought forward in a co-ordinated manner to provide the delivery of housing whilst ensuring that the required infrastructure was provided and protections in place for the quality of life and amenity of the residents.

The Murton Gap Master Plan was also presented. This related to the development of around 3000 homes as well as similar services as those detailed above. Reference was made to issues around the potential for flooding, particularly in respect of the Murton Gap development. It was explained that the developer of the site would be required to put in place flood alleviation measures. As part of the planning process any development was not allowed to make the existing situation in relation to flooding any worse.

Clarification was sought in relation to the provision of appropriate bridges and tunnels to support the movement of wildlife across the site. It was explained that it would depend on the evidence available whether such measures were required.

Reference was made to the need for a bypass in respect of the Murton Gap site. It was explained that it was always a challenge to get the developer to provide the infrastructure prior to development as much of the money for the provision of the infrastructure was generated by the sale of the first batch of the housing and the number of properties built depended on the ability of the developer to sell those properties.

Clarification was also sought in relation to the potential emissions from the proposed industrial sites and the impact on air quality for residents. It was explained that there were controls in place to deal with any emissions and that manufacturing was not as dirty as it had been in the past.

The Chair thanked the officer for his report

It was **agreed** that the report be noted