



Department for  
Communities and  
Local Government

Cllr Mike Taylor  
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Our Ref: ER/74/012066/14

9 June 2014

Dear Cllr Taylor,

Thank you for your letter of 10 April 2014 to the Rt. Hon. Eric Pickles MP, about contaminated land at Isles Quarry West. I hope you will understand that his duties and schedule of engagements prevent the Minister sending personal responses to the large number of letters and emails received every week. Therefore, I have been asked to reply, and I apologise for the delay in doing so.

As a Government we welcome the bringing back of brownfield land to beneficial use, such as that that may be the case at Isles Quarry West. However, in doing so the National Planning Policy Framework, which local authorities need to have regard to in their plan making and is capable of being a material consideration on individual planning decisions - makes it clear that ground conditions must be acceptable for development, and that any contaminated land must be remediated to a suitable standard.

Planning policies and decisions should also ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation. Following that remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. To inform the decision, adequate site investigation information, prepared by a competent person, needs to be presented. It is also clearly important that the local authority ensures that works following the granting of permission are carried out in accordance with any planning conditions that have been placed on that permission, so that the works are only carried to completion if safe to do so and to the proper standards.

Yours sincerely,

**Bernard Barry**

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