



SPECIALIST IN LAND CONDITION

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**Title: Sustainable and Safe Re-Use of Materials on Brownfield Development Sites**  
**TO: EA CEO, DEFRA SoS, MHLGC SoS, DBEIS SoS**

Dear

### ***Introduction***

Specialists in Land Condition (SiLC) are registered professionals that ensure the safe return to beneficial use of brownfield sites and other land affected by contamination across the UK. SiLC is writing to suggest a solution to a growing obstacle regarding the regeneration of some sites.

### ***Issue***

Due to the demand on UK land resources, brownfield regeneration professionals are beginning to consider redevelopment of historic landfills, whether or not permits have been surrendered, and areas infilled prior to waste management controls. This interest creates a fantastic opportunity to bring these sites back into beneficial use, however, we are noticing an increasing degree of inconsistency in how these sites are regulated via the implementation of current waste legislation.

### ***Recommendation***

**EITHER:** Amend the guidance within the Definition of Waste: Development Industry Code of Practice (Contaminated Land: Applications in Real Environments (CL:AIRE), V2, 2011) to include the re-use of site won materials from within historic landfills; **OR:** Produce new guidance which streamlines the waste recovery and surrender process for the re-use of materials from within historic landfills.

### ***Background***

This is a complex issue which is difficult to convey in a short letter and we are aware that discussion on this subject has already commenced between DEFRA, the Environment Agency and CL:AIRE. SiLC would like to raise further the profile of this issue and contribute to these discussions. To that end, we would be happy to produce a more detailed note which expands on the key issues and solutions.

There is real concern that land formerly used for disposal of waste is being unnecessarily blighted and passed over by developers in preference for less challenging greenfield sites, going against the government 'Brownfield First' policy and could lead to local authorities not achieving their house building targets together as well as reducing employment opportunities.

Moreover, the issues raised here may contradict the government's 'levelling up' agenda. Many of the aforementioned types of site are located in the Midlands and North of England where land values are such that viability can be a major barrier to regeneration, more so than in southern England where land values tend to be higher and development opportunities more widespread. The UK land redevelopment industry, a significant contributor to the UK economy, is at the cutting edge of global remediation innovation, leading to products which are exported around the world. If redevelopment of brownfield sites is thwarted, then innovation is likely to be stifled and income generated by the export of new technologies will likely reduce.

We hope that a swift resolution that enables the safe and sustainable reuse of materials from former landfill sites can be found thereby protecting human health and the environment, encouraging innovation and helping deliver government policies.



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Yours Sincerely

A blue ink handwritten signature, appearing to be 'Ian Evans', written over a horizontal dotted line.

Ian Evans  
Chairman of the SiLC Professional and Technical Panel