

Contaminated Land Inspection Strategy 2025 – 2030

**Environmental Protection Service
Sheffield City Council**

February 2025

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Organisation: Sheffield City Council – Directorate of Neighbourhoods

Title: Contaminated Land Inspection Strategy

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Next review date: February 2030 (or sooner if the legislation significantly changes)

This document supersedes all previous Contaminated Land Inspection Strategy Reports and Land Quality Strategy Reports of Sheffield City Council

Executive Summary

The industrial history of our country has left a legacy of land where there is a potential for contamination to exist. This contamination may pose a risk to human health and/or the environment.

Part 2A of the Environmental Protection Act 1990 places a duty on local authorities to address these possible risks through the contaminated land regime. However, enforcement under this legislation should only be used when there is no other appropriate alternative and other mechanisms used in preference where possible. These include the development control and building control processes as well as voluntary action taken by landowners which helps to minimise the unnecessary burdens placed on taxpayers, businesses and individuals.

This strategy is a requirement under the contaminated land regime, as set out in Statutory Guidance, for local authorities who are the primary regulator. Strategies are to be reviewed at least every 5 years and therefore this document will be reviewed in 2030 unless there are any significant changes to the regime before this time.

Due to the withdrawal of the funding system from central government for contaminated land work, the Council will now focus on addressing sites where contamination may exist predominantly through the development control process.

This document details further how this is already achieved and how we continue to work to drive standards and improve consistency in regulation across the region and further afield.

1. Introduction

The legal definition of contaminated land is set out in Section 78A (2) of Part 2A of the Environmental Protection Act 1990 (EPA 1990)¹:

‘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 possibility of such harm being caused; or

(b) Significant pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused;’

In relation to radioactivity, as per Regulation 5(1) of The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006²:

‘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) harm is being caused, or

(b) there is the significant possibility of such harm being caused;’.

[Part 2A of the Environmental Protection Act 1990 \(EPA 1990\)](#) and [Contaminated Land \(England\) Regulations 2006](#)³ and subsequent amendments, detail the specifics of the contaminated land regime. [Statutory Guidance](#)⁴ is issued by the Department for Environment, Food and Rural Affairs (Defra) which provides more detail on the regime and the duties of local authorities. Separate regulations and statutory guidance exist to cover radioactive contaminated land.

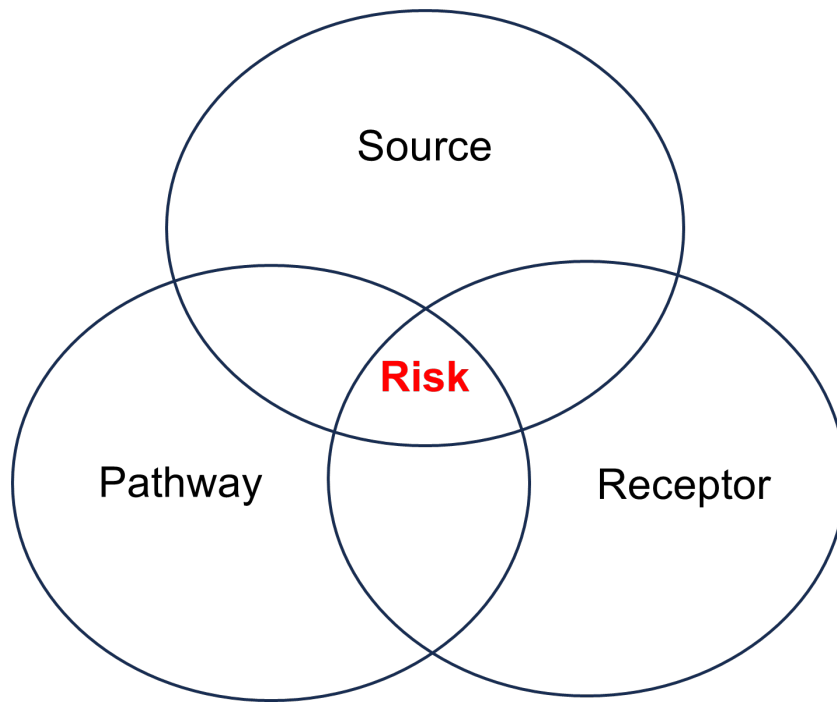
The Statutory Guidance sets out the responsibilities of local authorities who are the primary regulators for contaminated land. One responsibility is to set out the authority’s approach to carrying out its duties under Part 2A of the EPA 1990, in a written strategy, which should be periodically reviewed at least every five years. Sheffield City Council’s Inspection Strategy has been updated in line with these documents and supersedes any previously issued.

The latest Statutory Guidance for non-radioactive Contaminated Land was issued in April 2012 and [Statutory Guidance for Radioactive Contaminated Land](#)⁵ was issued in June 2018.

It is important to note that Part 2A should only be used where no other appropriate solution exists. Other regimes which can be used to address potential contamination of land are discussed later in this document.

The term ‘contaminated land’ is sometimes used when referring to land which could be affected by contamination but has not been investigated to confirm or deny its presence or land which might have been investigated but levels of contamination are not sufficient to meet the statutory definition. The Council uses the term ‘contaminated land’ to mean any land which has been statutorily identified and/or determined as contaminated land. Land where contamination might be present is referred to as ‘land possibly affected by contamination’, for example, as a result of a previous use of the land or from spills or leaks of chemicals. In many cases, until sampling and chemical analysis of soils and/or water has been undertaken, it is impossible to determine whether contamination is present in quantities which may pose a risk to humans, property, or the environment. Sampling results must be assessed in accordance with relevant guidance to establish the significance of potential risks.

A site cannot be identified as contaminated land simply by the presence of a contaminative substance being present in, on or under the land. For a site to be legally determined as “Contaminated Land” under Part 2A, at least one significant ‘contaminant linkage’, which has the potential to cause, or is causing harm, must be demonstrated to exist. Further information about contaminant linkages is available in the Environment Agency guidance [Land Contamination Risk Management \(LCRM\)](#)⁶. A contaminant linkage is comprised of three components – if all three components are present, a potential risk is present.



Source

A contaminant or pollutant that is in, on or under the land and that has the potential to cause harm or pollution. This could be a solid, liquid or gas.

Pathway

A route by which a receptor is or could be affected by a contaminant. This can be through soil, groundwater, surface water or vapours. Examples of pathways include directly handling soil, breathing in dust from soil, ingesting soil attached to vegetables.

Receptor

Something that could be significantly adversely affected by a contaminant. The legislation identifies four main receptors:

- a) Human beings
- b) An ecological system within various designations and/or protection identified in Table 1 of the Statutory Guidance
- c) Property in the form of buildings, crops and livestock, identified in Table 2 of the Statutory Guidance
- d) Controlled waters

When all three components are present and risk assessment has concluded that significant harm is being caused or there is potential for significant harm to be caused, or significant pollution of controlled waters is or is likely to occur, this is then termed a 'significant contaminant/pollutant linkage'.

Part 2A works on a risk-based approach of the likelihood of harm, or pollution of water, occurring and the scale and seriousness if such occurred.

2. Aims & Objectives

The aim of this document is to outline how the Council will implement the contaminated land regime, in a proportionate and cost-effective manner. It is not the intention to reiterate the specifics set out in the legislation and Statutory Guidance or other guidance available which covers the many aspects involved when assessing land for contamination. A brief outline of the regime is provided on [GOV.UK](https://www.gov.uk) and on our [website](#).

Section 78B (1) of the EPA 1990 states:

Every local authority shall cause its area to be inspected from time to time for the purpose –

- (a) of identifying contaminated land; and*
- (b) of enabling the authority to decide whether any such land is land which is required to be designated as a special site.*

The objectives of the Part 2A regime, as detailed in paragraph 1.4 of the Statutory Guidance, 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.*

It is the local authority's responsibility to meet these requirements. This Council believes the best way of achieving these objectives is through its development management and regeneration roles, only using its powers under Part 2A of the EPA 1990 where it is necessary and proportionate to do so.

The [Adopted Sheffield Local Plan](#)⁷ (2009) and the [Emerging Draft Sheffield Plan](#)⁸ (2023) set out policies and objectives for the growth and development for Sheffield (excluding the area within the Peak District National Park). The [Local Development Framework Core Strategy](#)⁹ (2011) sets out the vision, objectives and spatial strategy for the Peak District National Park. In the Adopted Sheffield Local Plan, the sustainable development of land affected by contamination is covered under Challenge 12, S12.2, and in the policy GE25 (a "saved" policy from the 1998 Unitary Development Plan). In the Emerging Draft Sheffield Plan, the development of land affected by contamination is covered under policy ES6 and the protection and enhancement of water resources is covered under policy GS10. In the Local Development Framework Core Strategy for the Peak District National Park, the principles of development management, including consideration of ground conditions is covered under policy GSP3.

Land affected by contamination can also be voluntarily addressed by the landowner and the Council would welcome the opportunity to discuss this with any person/bodies wishing to do so.

3. Characteristics of Sheffield

Sheffield City Council's administrative area covers 36,795 hectares, with a population of 556,500 (as of 2021)¹⁰. Sheffield City Council is part of the South Yorkshire Combined Mayoral Authority. More than a third of Sheffield lies within the Peak District National Park, however, the majority of the city area is characterised by urban and industrial land uses. In addition to industrial and commercial developments, the city contains many acres of woodland and has more than 50 parks.

Sheffield is world famous for steel production, notably special steels and cutlery. From the 1750s to 1950s Sheffield was the major producer of steel for the railway, shipping and armaments industries, and steel production continues to this day. Most of the historical steel mills and factories were based in the Lower Don Valley. This area is still home to several large steel factories including Sheffield Forgemasters. In addition to the manufacture of steel products Sheffield was also home to several lead smelters and rolling mills which date back to at least 1690, the majority of these being located in the south-west of the city.

Railways were used extensively to transport goods for industrial use. Various contamination can result from goods sheds, depots and the ash and clinker used to construct lines.

Historical records of Sheffield indicate at least 10 gas works, 24 gasometers and 3 historical coal-fired power stations (Blackburn Meadows, Kelham Island and Neepsend), one of which has now been converted into a biomass fuel power station (Blackburn meadows). Gas works and power station associated activities have the potential to produce a wide variety of contaminants.

All of these historical industrial uses will have had the potential to leave contamination in the ground or within streams or rivers etc. Iron and steel production will have generated large quantities of wastes containing arsenic, and lead and other heavy metals. Where works produced their own coke, waste tars, waste solids and waste waters resulted. Timber treatment works created waste sludge and contamination of the ground. Coal mining was undertaken extensively in and around Sheffield, including below ground mining, open cast mining and ganister pits. Below ground coal mining and infilled excavations can be a source of contaminated materials and ground gases (carbon dioxide and methane).

Due to the density of development within Sheffield and the way the city has evolved, there is an increased probability of residents being in closer proximity to these former industrialised areas, particularly in the east of the city. Relatively little industrialisation was historically present in the Peak District National Park and there are therefore fewer potential sources of contamination.

The regeneration of the Lower Don Valley by the Council and the Sheffield Development Corporation, and developments including Meadowhall and Don Valley Arena etc., has included the removal and treatment of land contamination to make the sites suitable for use.

Along with the risk to human health and the water environment from potential contamination, consideration must also be given to ecological systems and property. Many areas are of an archaeological importance. Within Sheffield, there are currently 36 scheduled monuments, 1262 listed buildings and 12 registered heritage parks and gardens.

The main rivers in Sheffield are the Sheaf, Don, Rivelin, Loxley and Porter. There are also numerous smaller watercourses and drains, and several large reservoirs in the west of Sheffield. Historically, industries set up along the watercourses as they provided the primary means for the movement of materials and goods.

Geology and Hydrogeology

The geology and hydrogeology of an area plays an important part in understanding how contamination will behave in the ground and the risk to ground and surface waters.

The superficial geology in Sheffield comprises glacial head deposits and peat to the west of Sheffield, particularly on the Pennine Moors, and river deposits and alluvium associated with the local watercourses. The superficial geology is mainly classified as Secondary A Aquifers, with some strata classified as Secondary (undifferentiated) Aquifers. Superficial geology in Sheffield has historically been commercially important; exploitation of sand, gravel and peat being particularly noticeable. Former quarry sites are often subject to licensed and unlicensed landfilling and may be sources of contamination.

The solid geology in Sheffield comprises the Millstone Grit Group in the west of Sheffield (including the Pennine Moors, Wharnccliffe Side and Bolsterstone), the Pennine Lower Coal Measures in the centre, north and south of Sheffield, and the Pennine Middle Coal Measures in the east of Sheffield (including Owlthorpe, Beighton, Woodhouse, Handsworth, Attercliffe, Carbrook and Tinsley). A simplified geological plan of the bedrock geology is provided below.

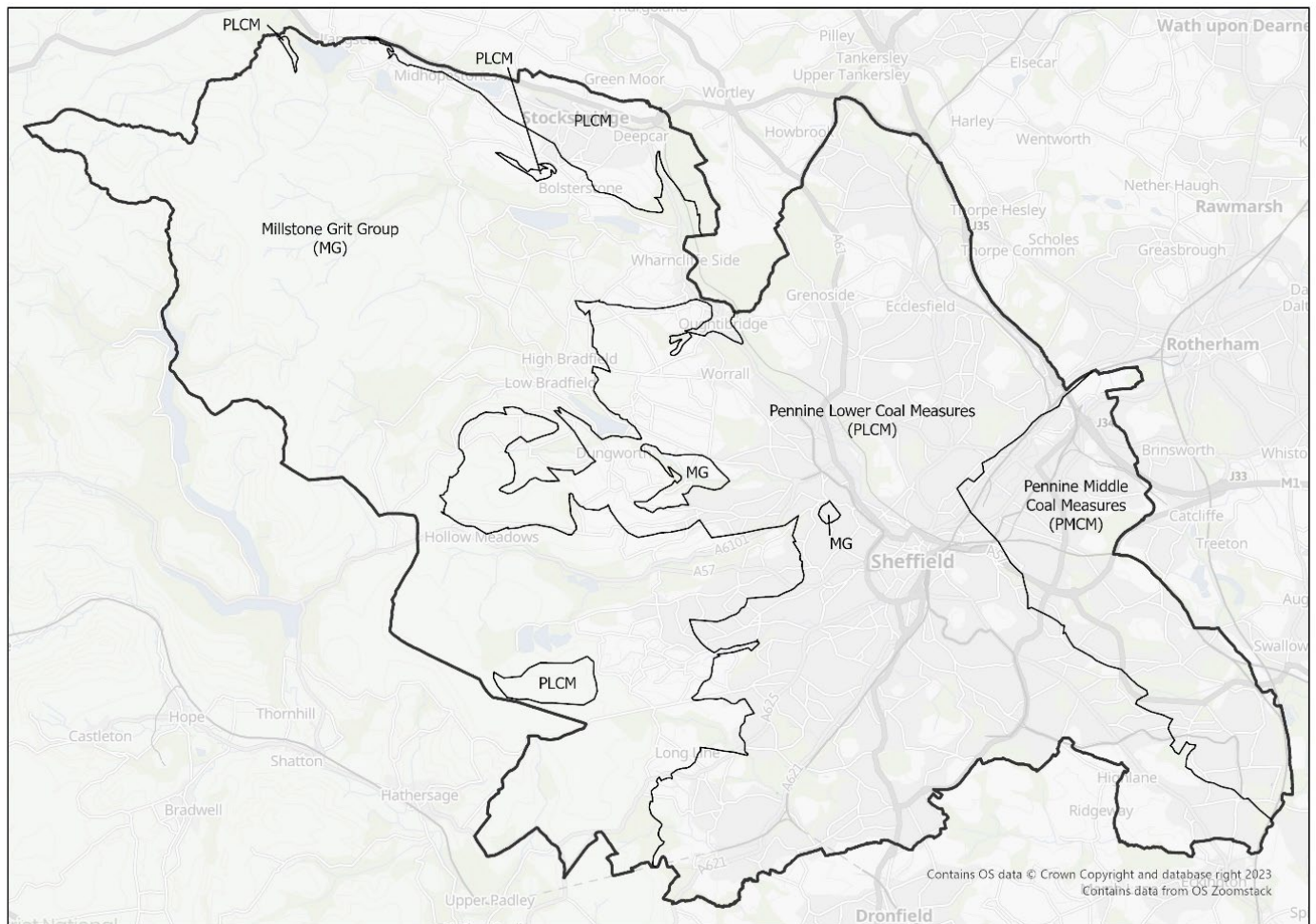


Figure 1: Simplified plan of the Bedrock Geology of Sheffield. (using data from the British Geological Survey (BGS))

The Millstone Grit Group are sedimentary rock formations which were deposited in the Carboniferous period by swamps, estuaries, deltas and rivers. These formations are predominantly sandstone, with some siltstone, mudstones and minor bands of shale and coal. These rocks have been extensively quarried for millstones and grinding stones which were of great importance to Sheffield's cutlery industry. The Millstone Grit Group is classified as a Secondary A Aquifer.

The Millstone Grit group dips to the east and is overlain by the Pennine Lower Coal Measures and subsequently the Pennine Middle Coal Measures. Both the middle and lower coal measures were also sedimentary rocks deposited in deltaic swamps during the late Carboniferous period, and are typically mudstones, siltstones, and sandstones with seams of coal. The coal was extensively mined in both surface opencast mines and underground mines, and potential risks of contamination may be present from these former uses, including infilled land and mine gases.

Although limited minerals mining has taken place in Sheffield, considerable amounts of lead ore were brought into the city by waterways for processing. Some of the waste from the lead ore which was discarded can pose a problem as it contains arsenic, antimony, uranium, and thorium minerals.

There are no public drinking water supply sources abstracted from the rock within the district however 178 private drinking water supplies are abstracted from the Millstone Grit Group. The Coal Measures, Alluvium and River Terrace Deposits support only a small number of commercial licensed abstractions mainly for use in industrial purposes e.g., for cooling and irrigation.

Ecology

Sheffield has eleven Sites of Special and Scientific Interest (SSSI's) designated by English Nature. These are: Canyards Hill, Dark Peak, Eastern Peak District Moors, Little Don Stream Section, Moss Valley, Neepsend Brickworks, Neepsend Railway Cutting, Stannington Ruffs, Totley Wood, Wadsley Fossil Forest and Wharnccliffe Crags. The South Pennine Moors are also designated as a Special Area of Conservation

(SAC) and Special Protection Area (SPA). In circumstances where there is the potential for significant harm to ecological receptors such as the above, we will consult with the Parks and Countryside team and Natural England.

4. Strategic Inspection & Prioritisation

Sheffield City Council has set out its ambitions for the city in its Emerging draft Sheffield Plan⁸, which has eight aims.

- A fair, inclusive and healthy city
- An environmentally sustainable city
- Thriving neighbourhoods and communities
- A strong economy
- A vibrant city centre
- A connected city
- A green city
- A well designed city

The Council's management of land affected by contamination has a role to play in most of these aims; attracting investment by bringing brownfield land back into beneficial use, helping to make people safe in their communities, ensuring land is suitable for new housing and enhancing our natural environment.

Using predominantly historical maps supplemented with Council records and other local sources, a database has been compiled of sites where past uses may have led to the presence of contamination - these have been termed "Sites of Potential Concern". Over 5,900 sites have been identified as Sites of Potential Concern. These range from large industrial sites, such as collieries, steel works and domestic landfills, to very small infilled ponds, warehouses, and residential electricity substations.

Using our digital mapping information, these sites will be cross-referenced with potential receptors and then remaining sites of "Potentially Contaminated Land" will be ranked in order of priority for detailed inspection. Land under current ownership of the Council, or land which has been polluted by the Council, or its predecessors, cannot be prioritised over other identified sites. This includes historical landfill sites, Council buildings, and parks. This priority ranking work is estimated to be complete by 2027. These sites will not automatically be statutorily determined or considered to be "Contaminated Land" and the prioritisation exercise only identifies sites which may require additional assessment and potential future investigation. This list of sites of potential concern will not be made publicly available due to the potential to cause blight to an area which may appear on the list.

This list will require continued refinement to consider those sites which have already been addressed through the planning process or voluntary remediation and as development on sites of potential concern continues.

It is important to note that Part 2A addresses risk based on the current land use. Whilst sites may have been noted as remediated or not requiring inspection this does not preclude work being required in the future should a more sensitive land use be proposed that might create a risk for end users.

Part 2A adopts a precautionary approach in terms of the risks posed by contamination. The Statutory Guidance provides more detail on the actual specifics of risk assessment and the procedures for deciding whether land meets the legal definition of contaminated land resulting in determination. Any inspection by the Council carried out under Part 2A would follow the requirements set out in the legislation and Statutory Guidance at that time.

Where land has been identified as meeting the statutory definition of contaminated land, the local authority has a duty to ensure remediation of the land is undertaken.

Local authorities are required to provide written records relating to determinations of contaminated land and make such publicly available. Under Section 78R of Part 2A of the EPA 1990 enforcing authorities are required to hold a register detailing a variety of notices, appeals etc. in relation to securing the remediation

of land which has been identified as contaminated. Sheffield City Council's contaminated land register is available on our website, and in hard copy by request.

5. Detailed Inspection

Sites of Potential Concern will be further assessed (as detailed in Section 4) and any remaining sites of Potentially Contaminated Land will be prioritised for detailed inspection with the highest-ranking sites being those to be inspected first, as they are viewed as being the most likely to have contamination present.

Detailed inspection follows a phased approach, which is standard practice for investigating the presence of contamination. This will normally include intrusive investigations involving the collection of soil and water samples along with gas and groundwater monitoring, dependent on the type of contamination suspected.

All inspections must follow the Statutory Guidance, Environment Agency Land contamination: risk management (LCRM) guidance⁶, and other up-to-date good practice and guidance.

To date, Sheffield City Council has undertaken fewer than 10 inspections under Part 2A of the EPA 1990. The need for these inspections was driven by emergent information which required immediate action. These inspections resulted in two site entries on the Council's Part 2A Public Register, which is available online¹¹. At one site, no action was taken, as both the Environment Agency and Sheffield City Council agreed that the cost of remediation was not reasonable or proportional to the potential benefits. At the other site, remediation was completed, and the identified risks were addressed.

The inspection of Potentially Contaminated Land sites under the Part 2A regime is very resource intensive for the local authority, in terms of both time and money. DEFRA previously provided a grant system to local authorities, via a bidding system, to finance the investigations. The grant system could also be used by local authorities to remediate sites where no other responsible party could be identified. This scheme was withdrawn in 2013 and no replacement funding mechanism has been provided to enable local authorities to undertake this work.

Intrusive investigations usually require the use of external environmental consultants and can cost tens of thousands of pounds, potentially with further investigation required after initial results are received. Where remediation is required, the Council will always seek to identify those persons responsible for the contamination and therefore liable for the costs of remediation.

Remediation costs can reach hundreds of thousands of pounds and, where no other person is found to be liable for the costs, this would fall to Sheffield City Council to fund, and ultimately the taxpayer.

The Statutory Guidance states that local authorities must seek to minimise unnecessary burdens on the taxpayer. As such, in the absence of any external funding mechanisms and the financial risk that this creates, Sheffield City Council will not, at this time, pro-actively undertake Part 2A detailed inspections of sites designated as Potentially Contaminated Land.

The Council will continue to use the favoured mechanisms detailed in the Statutory Guidance, such as the development control process and voluntary remediation, to ensure that historical contamination is appropriately and proactively dealt with. These alternative arrangements are described in more detail below.

The Council will, however, use its powers under Part 2A of the EPA 1990 to reactively deal with contaminated land where there is clear evidence that a problem exists or is likely to exist.

6. Broader Approach

The Part 2A legislation is a small part of a larger strategy for identifying and remediating land contamination.

Development Control

Contaminated land is considered within the Development Control regime to ensure sites are suitable for their current and intended use. The latest National Planning Policy Framework (NPPF)¹² was published in

February 2019 and revised in 2024. Paragraphs 125 (c), 187 (f), 192, 196 and 197 detail the requirements for addressing potential contamination in the development control process to ensure the site is suitable for its proposed use and, after remediation (where required), the land is not capable of being determined as Contaminated Land under Part 2A.

The Environmental Protection Service act as a consultee within the planning process and work closely with Planning Officers to ensure issues of potential contamination are investigated and addressed where required, using conditions on planning consent notices, as appropriate.

Involvement continues throughout a development up to the point it is demonstrated that no remedial measures are required on a site, or a final verification report is submitted and agreed to demonstrate remediation work has been successful. It is the responsibility of the developer and/or landowner to ensure the site is safe. The Council welcomes early communication on these matters so advice can be provided as to the requirements of addressing land contamination under the planning regime.

The best approach for addressing potentially contaminated sites is through the development control regime. The high number of planning applications received per year by Sheffield City Council allows a much greater number of sites to be investigated than could be under the Part 2A regime. The use of other mechanisms to address potential contamination is supported by the Statutory Guidance.

Environmental Permitting Regime

The Environmental Permitting (England and Wales) Regulations 2016¹³ and subsequent amendments provides a regime for the regulation of prescribed industrial and waste management activities.

Where significant harm or pollution of controlled waters comes from a process regulated under the above regimes, a remediation notice under Part 2A of the EPA 1990 cannot be served if powers are available under the relevant Environmental Permitting regime to address the harm or pollution of controlled waters.

Voluntary Remediation

The Council welcomes any discussions with landowners/occupiers who wish to address potential contamination on their land on a voluntary basis. This sometimes occurs where a landowner wishes to sell land, use it as equity, reduce the risk of damage to the environment, or limit any future liability.

Regional Collaboration

Sheffield City Council is a member of the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG). This is a voluntarily run organisation comprised of several local authorities through the Yorkshire and Lincolnshire area, and now has widened to include more authorities beyond these boundaries. YALPAG works to provide support to local authority officers, encourage dialogue with the wider industry, and deliver consistency in the regulation of environmental pollution matters.

The Land Technical Group within YALPAG has produced a guidance booklet, 'Development on Land Affected by Contamination'¹⁴, primarily for use by developers in the planning process. It provides a useful overview of the stages involved when investigating land for potential contamination. YALPAG has also produced two further guidance documents on verification requirements for two common forms of remediation. These are widely known throughout the region and even nationally, being adopted by authorities outside the YALPAG region as well.

This is an important element of the Council's work to improve standards of investigation and increase awareness of the requirements, particularly within the planning process, by liaising with environmental consultants and developers.

Glossary

Aquifer – A body of rock or sediment that is sufficiently permeable to store and transmit water under the ground, in quantities that permit use of the water.

Contaminant – a substance which is in, on, or under the land and which has the potential to cause harm or to cause pollution of controlled waters.

Controlled waters – as defined by Part 3 of the Water Resources Act 1991 which includes relevant territorial waters, coastal waters, inland freshwaters and groundwaters (any waters contained in underground strata). However, for Part 2A purposes groundwaters does not include waters contained in underground strata that are above the saturation zone.

Harm – as defined in section 78A (4);

'harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property.'

In terms of radioactivity as defined in section 78A (4) (as modified);

'lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity'.

Intrusive Investigation – an investigation of land, for example by exploratory excavations, which involves actions going beyond simple visual inspection of the land, limited sampling or assessment of documentary information.

Pollution of controlled waters – as defined by section 78A (9) of Part 2A;

'the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter'.

Possibility of significant harm – in terms of human health the risk posed by one or more contaminant linkage(s) relating to land. As per section 4.11 of the Statutory Guidance it comprises:

(a) The estimated likelihood that significant harm might occur to an identified receptor, taking account of the current use of the land in question.

(b) The estimated impact if the significant harm did occur i.e. the nature of the harm, the seriousness of the harm to any person who might suffer it, and (where relevant) the extent of the harm in terms of how many people might suffer it.

Principal Aquifer – as defined by the Environment Agency

'These are layers of rock or drift deposits that have high intergranular and/or fracture permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer'.

Remediation – the doing of any works to prevent, minimise, remedy or mitigate against the risk of contamination.

Secondary Aquifer – as defined by the Environment Agency;

'These include a wide range of rock layers of drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are sub divided into two types:

Secondary A – permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classed as minor aquifers.

Secondary B – predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons, and weathering. These are generally the water-bearing parts of the former non-aquifers.'

Source Protection Zones – these relate to groundwater sources such as wells, boreholes and springs which are used for public drinking water. As described by the Environment Agency, 'these zones show the risk of contamination from any activities that might cause pollution in the area' which could be a risk to a drinking water supply. The closer such an activity might be to a source the greater the risk.

Unproductive Strata – layers of rock with such low permeability they can hold little water and therefore are not aquifers.

References

- ¹ Part 2A of the Environmental Protection Act 1990, UK Statutory Instrument, Chapter 43; as inserted by Section 57 of the Environment Act 1995
- ² The Radioactive Contaminated Land (Modification of Enactments) (England) Regulation 2006, Statutory Instrument 2006 No. 1379
- ³ The Contaminated Land Regulations (England) 2006, Statutory Instrument 2006 No. 1380
- ⁴ Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance, Department for Environment, Food and Rural Affairs, April 2012
- ⁵ Environmental Protection Act 1990: Part IIA, Radioactive Contaminated Land Statutory Guidance, Department for Business, Energy & Industrial Strategy, June 2018
- ⁶ Land Contamination Risk Management (LCRM), Environment Agency. Published 8 October 2020, last updated 20 July 2023. <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm> (accessed December 2023)
- ⁷ Adopted Sheffield Local Plan, Sheffield City Council, 2009 <https://www.sheffield.gov.uk/planning-development/sheffield-plan>
- ⁸ Emerging Draft Sheffield Plan, Sheffield City Council, 2023 <https://www.sheffield.gov.uk/planning-development/emerging-sheffield-plan-draft>
- ⁹ Local Development Framework Core Strategy, Peak District National Park Authority, 2011 <https://www.peakdistrict.gov.uk/planning/policies-and-guides/core-strategy>
- ¹⁰ <https://www.sheffield.gov.uk/your-city-council/population-in-sheffield> (accessed December 2023)
- ¹¹ Part 2A Public Register, Sheffield City Council https://www.sheffield.gov.uk/sites/default/files/2023-05/part_2a_public_register_held_under_section_78r.pdf (accessed December 2023)
- ¹² National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities, Published 27 March 2012, Last updated 5 September 2023 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- ¹³ The Environmental Permitting (England and Wales) Regulations 2016, Statutory Instrument 2016 No. 1154
- ¹⁴ [Development on Land Affected by Contamination](#), Technical Guidance for Developers, Landowners and Consultants, YALPAG, version 12.2, July 2023