



*Basingstoke
and Deane*

Development on Potentially Contaminated Land



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1 - Aim

- 1.1 This guidance note is to assist developers, agents and consultants involved in developments where planning permission is required and contaminated land is a consideration.
- 1.2 Contaminated land assessments may be required at the application stage, perhaps after pre-application discussions, or in response to a planning condition once permission has been granted. This guidance is to help explain what the necessary parts of a site assessment are and how these should be carried out.

2 - Introduction

- 2.1 Local Planning Authorities (LPAs) routinely receive planning applications for developments on previously used land, or brownfield sites where the potential for land contamination exists. This leaflet is designed to assist developers, agents and consultants deal with the planning issues associated with re-development of such sites.
- 2.2 Land may be affected by contamination as a result of historical land use, principally from industrial processes, waste disposal and accidental spillages. Land contamination may also arise from natural processes, such as where local geologic structures contain naturally high levels of metals, or there is the potential for ground gas due to the presence of peat. If land contamination is not dealt with adequately it can pose risks to human health, the environment and sustainable economic development.
- 2.3 The National Planning Policy Framework (CLG, 2012) recognises land contamination as a material planning consideration, with the planning system required to prevent both new and existing development from contributing to unacceptable risks posed from contamination. While the development phase is the most cost effective time to deal with the problem, it remains the developer's responsibility to ensure that the development is safe and suitable for its intended use.
- 2.4 Where a proposed site is potentially affected by contamination, LPAs will require information about land contamination, to support the application. This leaflet will advise you of our information requirements in this regard.
- 2.5 Planning approvals given to sensitive developments on brownfield sites commonly have pre-commencement conditions attached requiring an investigation in to whether there are potentially harmful contaminants in the ground. For non-brownfield sites, conditions may also be applied where the development is considered to be 'sensitive', regardless of whether there is any known or suspected contamination. In all cases, adequate site investigation information is required by the LPA, to be completed by a competent person.

- 2.6 Developers must consider the effect of contamination on human health, ecosystems, property and controlled water in any assessment. These are the relevant receptors when considering any impact arising from ground contamination.
- 2.7 In addition to the above legislation developers will also need to consider the welfare of construction workers operating in potentially contaminated sites and the management of potentially contaminated waste spoil.

3 - Pre-Application Consultation/Advice

- 3.1 If you think your proposal is sensitive to contamination (i.e. residential, school, nursery or allotments), or there is evidence of contamination on the site, you should contact the environmental health team. This is an opportunity to outline the proposed development and any contaminated land concerns that you or the council can identify. This is in addition to any contact you may have with the LPA for pre-app advice.
- 3.2 Experience has shown that when contaminated land site investigation/assessments are not carried out at an early stage during the project design process, problems can often occur. For example, if an adequate Phase is not carried out at an early stage then potential sources may be missed and the discovered during construction. This can cause costly and lengthy delays to the project.
- 3.3 Alternatively, the opportunity to minimise remediation costs can be missed, for example, land contamination assessment may indicate the best layout options to reduce remedial costs, or to maximise the opportunity for a sustainable development.

4 - Selecting a Consultant

- 4.1 It is important to engage an appropriately qualified consultant to undertake a desk-top study or site investigation. The LPA will not accept investigations which are not competent and have not followed the relevant guidance. There are a growing number of consultants registered as Specialists in Contaminated Land (SiLC) and a list of them can be found here, <http://www.silc.org.uk/silc-register/>. A SiLC registration is not compulsory, but should offer some assurance on the quality of the work that would be produced. A person or organisation carrying out site investigations must have experience, qualifications and skills relevant to the type of site investigation being undertaken and, as a minimum, meet the following criteria:
 - Be considered a 'competent person' – such as an environmental scientist, chemist or hydrogeologist
 - Belong to an accredited body or be able to demonstrate that they operate within a quality assurance system (SiLC, SOBRA, IEMA etc.)
 - Must use an MCERTS (where possible) accredited and quality assured laboratory to analyse samples and prepare conclusive reports
 - Be aware of current legislative requirements including health and safety and the relevant codes of practice, which are listed in the references section of this document.
 - Be able to carry out risk assessments and produce clear reports on the findings

- Must have, and maintain, appropriate professional indemnity insurance
- 4.2 In addition to the above, you may also wish to test your prospective consultant on their past experience in dealing with sites similar to yours, particularly where you know what the contaminating sources are likely to have been. The Environmental Health team will be able to assist with identifying potential sources if you are unsure what these might be.
- 4.3 Where contaminated land issues are complex, the developer is advised to employ a SiLC registered consultant to ensure risks to receptors are appropriately removed.

5 - Site Investigation

5.1 Investigation of sites is a phased approach. The outcome of each phase informs the need to progress to the next and the nature of the work in the next phase. More details of this phased approach can be found in Appendix 2. **The developer should submit each phase of the investigation separately to the LPA for approval and at the earliest opportunity, so that it can be approved before progressing to the next stage.** This helps prevent avoidable delays and may indicate a full intrusive investigation is not required, thus avoiding unnecessary works and costs.

5.2 All investigations, as part of a phased approach to dealing with potential contaminated land, should be undertaken in line with:-

- the risk management framework outlined in 'CLR 11 - Model procedures for the Management of Land Contamination' (2004), and
- the latest best practice for site investigations, as outlined in 'BS10175:2011 Investigation of potentially contaminated sites – Code of practice' (2011)
- the NHBC, EA and CIEH publication 'Guidance for the Safe Development of Housing on Land affected by Contamination' (2008)

Links to further guidance can be found in the references section, however these are not exhaustive lists of all published and relevant guidance.

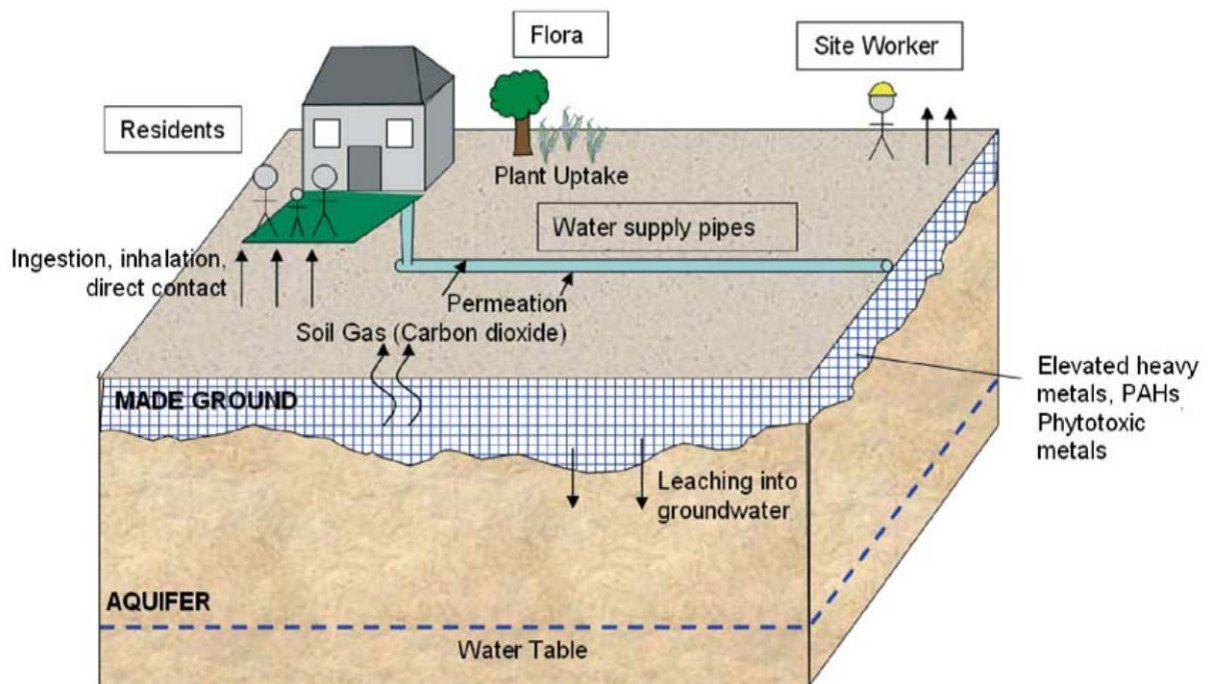
5.3 Where ground gas has been identified as a potential concern, the following guidance should also be referenced:-

- CIRIA C665 'Assessing risks posed by hazardous ground gases to buildings' (2007)
- BS8576:2013 Guidance on investigations for ground gases – Permanent gases and Volatile Organic Compounds (VOCs) (2013)

5.4 It should be noted that even where an appropriate site investigation has been undertaken, there remains the possibility that discrete pockets of contamination remain undiscovered. Should unexpected contamination be discovered at any stage during development, developers are expected to contact the council's environmental health team and the LPA.

5.5 Underpinning any phase of investigation is the Conceptual Site Model (CSM) which should have been produced during the Phase 1. This is a representation which sets

out the critical pollutant linkages of concern for a particular land contamination problem. The CSM organizes available information about a site in a clear and transparent structure to facilitate the identification of data and information gaps.



Conceptual Site Model (R&D66 2008)

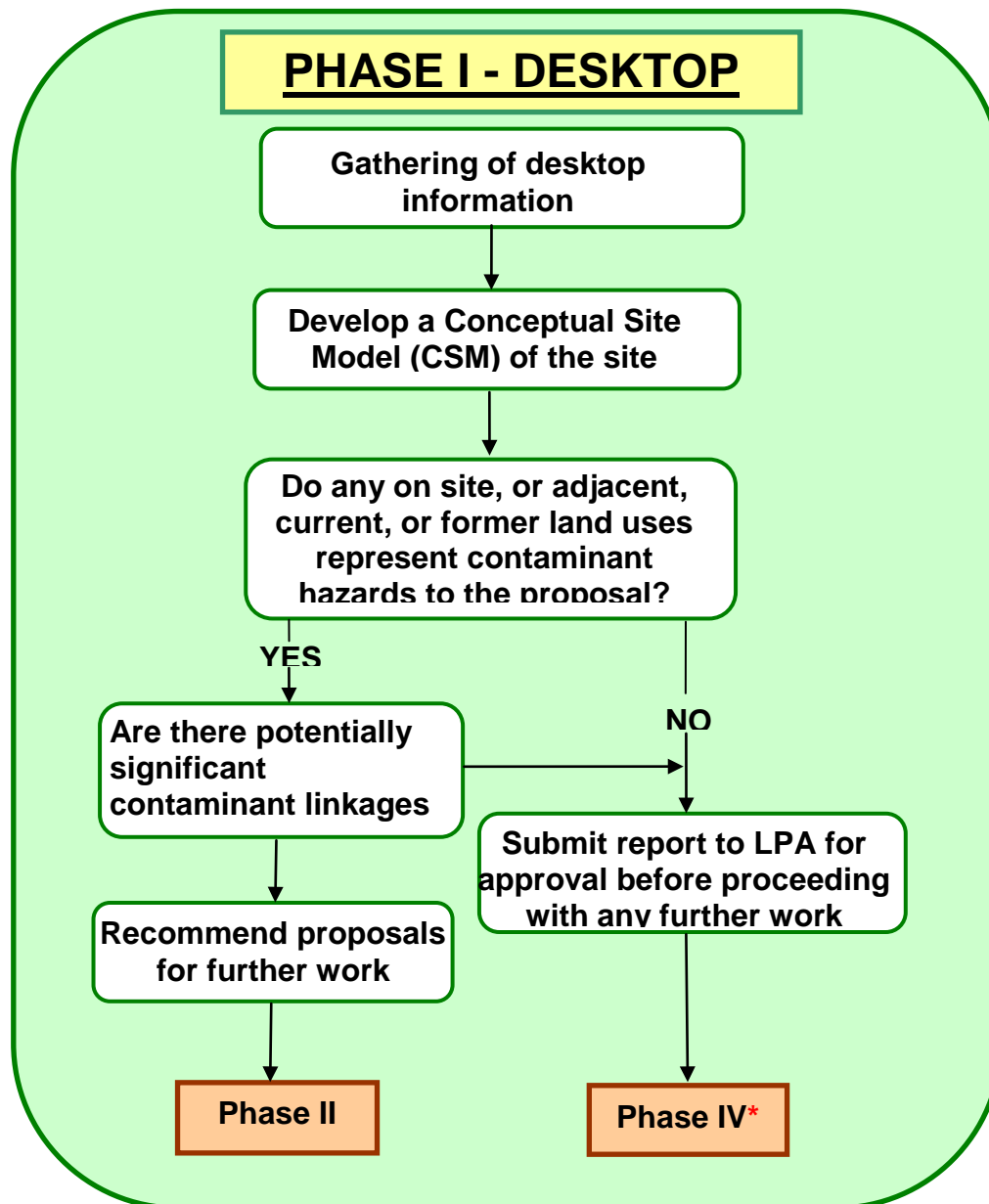
The CSM must be included as part of any submitted report outlining each separate phase of investigation. As well as listing all suspected sources of contamination, receptors and the pathways linking contaminants to receptors, it should also describe any uncertainties. The CSM is then used to develop an appropriate sampling strategy for the site

- 5.6 When a report is submitted, information must be up to date and current. Reports which may have accompanied previous applications should be reviewed and updated if they are to be re-used. If they are not updated, the developer will be asked for further information which describes land use from the date of the report to the present.
- 5.7 The process to assess and manage ground conditions can be divided into four key steps (or phases), each step is outlined in the Appendices with a procedural flowchart summarising the key elements and decision points within each stage.

Appendix 1 - Desktop Study - Phase 1a/1b Assessment

1 - Desktop study, site walkover and qualitative risk assessment

1.1 A desktop study (Phase 1a) is used to identify the potential risks to receptors that may affect a development and must recognise the influence of surrounding land and historic land use. A Phase 1b study is appropriate where phase 1a shows plausible/likely contamination. Phase 1b includes limited soil sampling to further inform the conceptual site model on the likelihood of unacceptable risks existing on the site.



***Where no contaminants have been identified, should soil be imported onto a site, validation of the imported soil will be required.**

1.2 **It is strongly recommended that a Desktop Study Report is submitted as a minimum with your planning application should the land be suspected of being contaminated and/or if the proposed land use is considered sensitive to contamination.** While conditions may be recommended in some proposed developments, in others we may advise the application be refused i.e. if the site is on or near a landfill.

1.3 Land uses considered sensitive to contamination include:

- Residential
- Schools
- Nurseries
- allotments

1.4 The minimum requirements to be included in a desktop study are:

- that the document is signed and dated
- Site description, including information on location and site plan;
- Land use history, including planning history and inspection of historical maps identifying former industrial/commercial uses and other potential contaminating features;
- Environmental information, including details of hydrology, geology, hydrogeology and any soil classifications and any water abstraction points and areas of ecological interest;
- Details of any previous site investigations;
- A site reconnaissance survey including details of services on site and photographs (date stamped) – see checklist in Appendix II;
- Identification of potential contaminants of concern and the location of potential source areas;
- Identification of any man made pollution pathways e.g. underground services;
- Consultations with the EA, LA or other appropriate bodies;
- Preliminary CSM, including details of any receptors, pathways and likely contamination, potential contaminant linkages and any uncertainties regarding potential contamination issues on site;
- Preliminary risk assessment, based on the conceptual site model, identifying any unacceptable risks;
- Recommendations for any future site works required for improving the condition of the land.

1.5 Land contamination is not exclusively associated with major industrial processes or waste disposal. Careful consideration must be given to a site's potential to be contaminated. Naturally occurring substances, informal uses and minor ancillary activities may all impact on soil quality.

2 - Preliminary Conceptual Site Model

2.1 Where contaminants are known, or suspected to exist, the potential/actual risks need to be identified by means of a preliminary CSM. This can be provided in a written

format, but for more complex sites it is expected that the CSM is presented additionally in a diagrammatic or cross sectional format. This should identify all the likely 'source pathway receptor' routes applicable to the proposal, as well as any potential contaminant linkages, their level of significance, as well as a list all unknowns and assumptions which have been made. This should then act as the basis for the formulation of a sampling strategy in the site investigation.

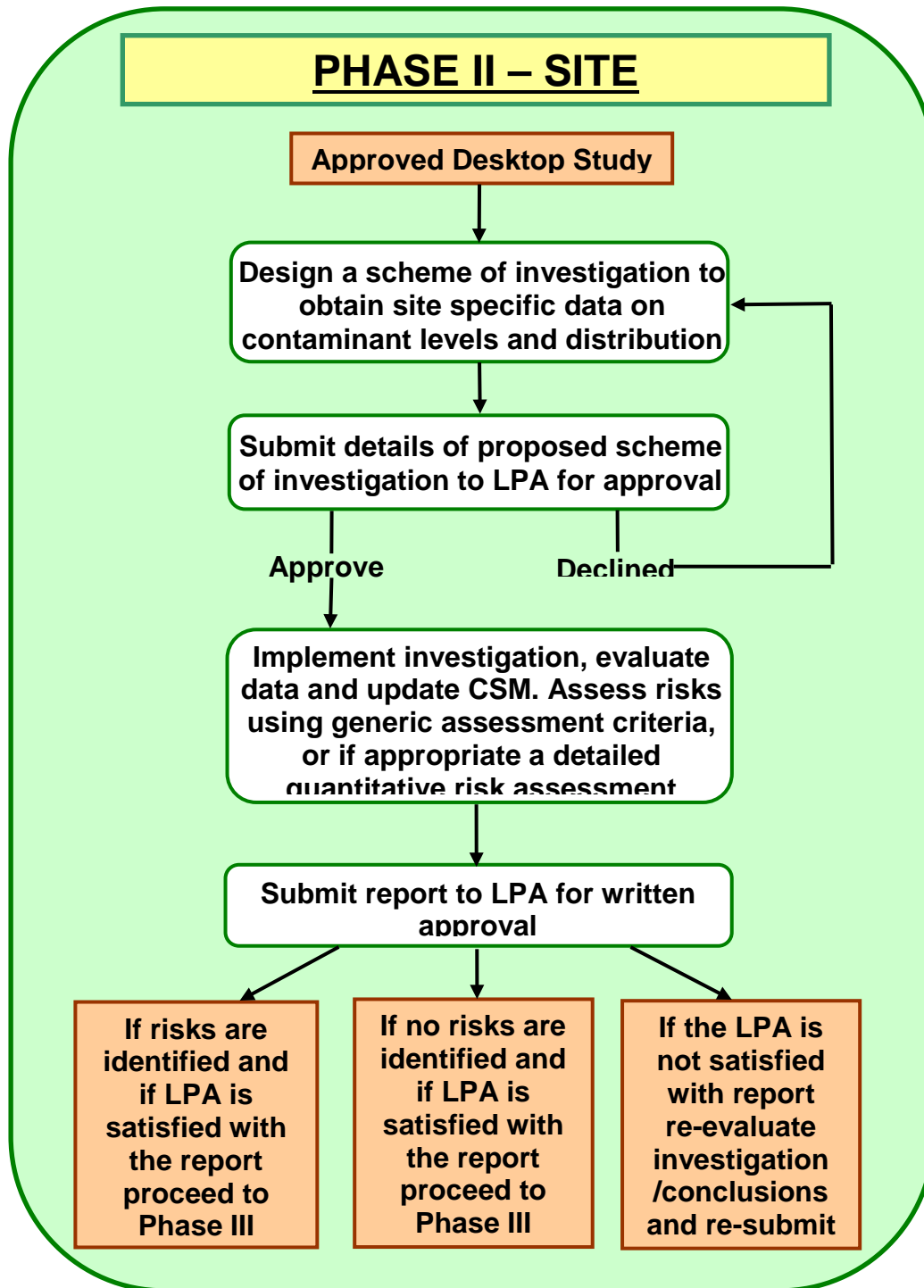
- 2.2 Developers should be aware that this approach is in accordance with Statutory Guidance on Contaminated Land (DEFRA, 2012).

3 - Conclusions and Recommendations

- 3.1 The report should conclude with a preliminary risk assessment, listing any risks identified, and recommend what further work is required to validate or quantify such risks. If additional site investigation work is recommended, a sampling plan should be submitted to the LPA for approval prior to the commencement of any intrusive works.
- 3.2 **Where it is necessary to confirm the likelihood of a contaminant linkage established during the desk top study, the investigator should consider undertaking a Phase 1b investigation involving limited sampling on site.**

Appendix 2 - Site Investigation - Phase II Assessment

1 - Detailed intrusive investigation and risk assessment



- 1.1 The site investigation assessment will confirm site specific conditions, such as geology, hydrology and hydrogeology, which were identified during the desktop study.
- 1.2 The investigation should obtain representative soil, ground gas and water samples where appropriate, for analysis. The results of which should feed into the risk assessment process.
- 1.3 The minimum requirements of a site investigation report are:
 - it is signed and dated;
 - Aims and objectives;
 - Reference to the desktop study and preliminary conceptual model;
 - Consideration of proposed development;
 - Site plan prior to development;
 - Plan of proposed site layout following development;
 - Details of a site sampling strategy, including details of any gas or groundwater monitoring. Justification for methods employed, linked back to the Phase I preliminary CSM;
 - Details of the analytical strategy, including justification for the number of samples to be analysed and for which chemical parameters;
 - Plans marking the location of sample points ;
 - Details of laboratory analysis, including methodology, results, accreditation and quality control procedures adhered to;
 - Methodology by which the samples are collected, stored and preserved;
 - Information/logs collated from intrusive trial pits, borehole logs, etc;
 - Interpretation of the site conditions and sampling results;
 - Details of any further monitoring proposed;
 - A discussion of the sampling results kept within the context of the CSM;
 - Comparison of sample results to acceptable generic risk screening values or site specific criteria;
 - Updated CSM
 - Suitable Risk Assessment,
 - Discussion, conclusions and recommendations for any further work

2 - Ground Gas and Vapours

- 2.1 Ground gas, in particular methane and carbon dioxide, and vapours (such as those on petrol filling stations) are an important consideration and monitoring must be carried out in accordance with best practice, i.e. CIRIA C665 (2007) and BS8576 (2013). Levels can vary greatly, affected by atmospheric pressure, temperature, ground water levels etc. Where gas monitoring is required results should include monitoring under worse case situations, i.e. during periods of low/falling atmospheric pressure. If the desktop study identifies a potential ground gas source, between 3 and 12 months of monitoring data may be required to confidently characterise the gas regime. Therefore, it is essential that sufficient time is made available to monitor ground gases properly and the LPA is consulted at the earliest opportunity.
- 2.2 The Building Regulations 2010 Approved Document C gives Building Control Officers the authority to address contamination and land gas / vapour issues within

the curtilage of the property. The developer must demonstrate when requesting Building Control approval that hazards from contaminants or elevated ground gases have been properly assessed and measures have been put in place to address all identified risks.

3 - Groundwater

- 3.1 Contaminated groundwater can both, pose a risk to the human health receptor, while also contributing to the mobilisation & migration of contamination present within the soil profile. Groundwater conditions can vary significantly in response to seasonal weather patterns. Adequate timescales should therefore be allowed to ensure risks are sufficiently well characterised.

4 - Laboratory Analysis

- 4.1 Test methods should be UKAS accredited, and MCERTS accredited where possible. Results should be accompanied with the methods used with an estimate of bias and precision.

5 - Sampling Strategy

- 5.1 The site investigation report should always include a written sampling strategy. It should be linked back to the uncertainties identified in the preliminary conceptual model of the desktop study.
- 5.2 It should include:
- Number of sampling points, with justification.
 - Sampling depths at each location to reflect receptors of concern and sources of potential contamination, e.g. underground storage tanks.
- 5.3 Samples should be taken throughout the soil profile and where any obvious signs of contamination are apparent. Despite being withdrawn, until an appropriate substitute document is available, continued reference should be made to CLR4 (DoE, 1994) for assessment of number of samples required for a given area of land. Further guidance on sampling generally is available from the Environment Agency (EA, 2000).
- 5.4 **The LPA strongly recommends the developer consults with the Environmental Health department prior to implementing its sampling strategy.**

6 - Data Evaluation

- 6.1 It is often assumed that the results obtained from sampling are representative of the actual ground conditions. This is not always the case due to variations in the site and uncertainties in the measurement. To ensure confidence in the decisions made it is essential that the soil sampling strategy is appropriate and that the data is adequately evaluated. This may include the use of statistical tests where sampling is non-targeted. Statistical testing should be performed in accordance with best

practice, i.e. Guidance on Comparing Soil Contamination Data with a Critical Concentration, CLAIRE (2008).

7 - Risk Assessment

7.1 All decisions regarding land contamination are based on risk and the assessment of that risk.

Where quantitative site data is available two types of risk assessment can be used:-

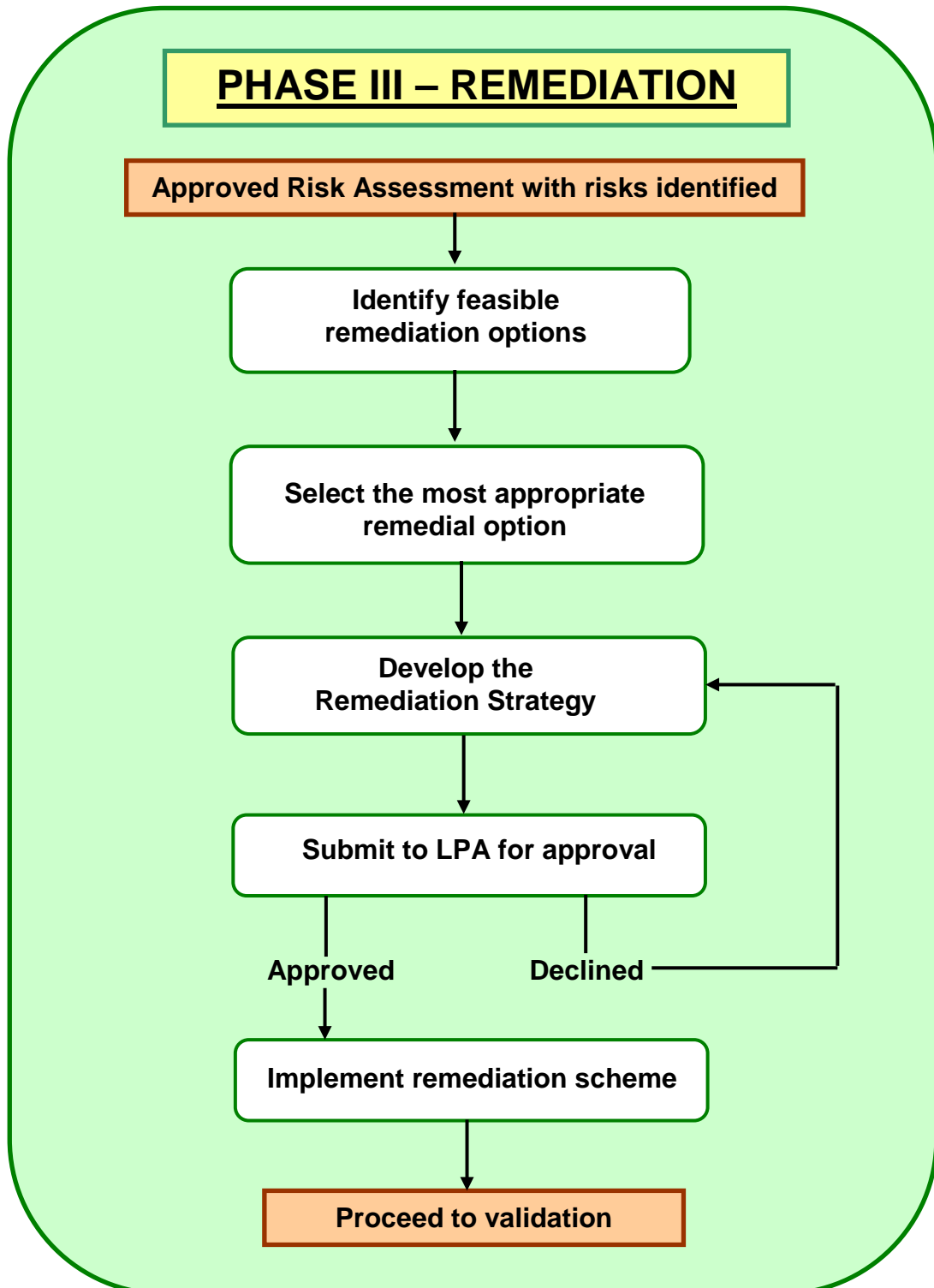
- Generic Assessment Criteria (GAC). These are “guidance values” determined using standardised exposure scenarios. To be appropriate GAC must reflect the “real life” on-site scenario and be developed according to UK policy decisions. The revised EA Soil Guideline Values (SGVs) have been provided specifically for the UK, but currently only include a few key contaminants. The GACs produced by LQM/CIEH provide additional guideline values for a wide range of other inorganic and organic contaminants and have been produced in same manner as the EA SGVs. Other GACs include the American USEPA Soil Screening Levels (SSL) and the Dutch Serious Risk Concentrations (SRC), but where other values are used it is important that their applicability is justified. Where possible, UK derived guideline values should be used.
- Detailed Quantitative Risk Assessment (DQRA). If generic guidelines are not available or are inappropriate it may be necessary to generate site specific criteria. Such criteria require evaluation of specific Health Criteria Values appropriate to the contaminant concerned. The Environment Agency (EA) has updated and replaced its toxicological framework document that describes how the toxicity of chemical soil contaminants are assessed (previously published in 2002 as R&D Publication CLR9) to incorporate the changes proposed by DEFRA, and to provide more detailed guidance on chemical risk assessment (EA, 2009).
- Values derived from DQRA must be able to demonstrate transparency in the procedures used, evidence of sound science and clarity in the assumptions made. Due to the complicated nature of this process it is essential that prior consultation takes place with the LPA.

7.2 It should be noted that DEFRA has withdrawn the ICRCL Guidance Note 59/83 2nd Edition 1987; the trigger values contained within the report are no longer considered to be “appropriate, authoritative and scientifically based guidelines” and are not consistent with the new approach to risk assessment for human health. **Therefore, the LPA will not accept ICRCL trigger values used for the purposes of risk screening for human health.**

Appendix 3 - Remediation Strategy - Phase III

1 - Development and implementation of a remediation strategy

1.1 Remediation refers to any works undertaken for the purpose of reducing the concentration of contamination within soils or groundwater, reducing the mobility of contamination, or providing a barrier between contamination and a sensitive receptor (sometimes referred to as 'risk mitigation works'). A remediation strategy need only be completed where unacceptable risks have been identified as existing, or likely.



- 1.2 The design of the remediation strategy should consider the results from the previous two phases of investigation and consider the proposed use/layout of the development.
- 1.3 The purpose of this stage is to consider the risks and design measures to reduce the risks to a level appropriate for the intended development.
- 1.4 The minimum requirements to be included in a remediation strategy are:
 - The report is signed and dated
 - Details of the risks identified in the previous investigations
 - Details of the nature and layout of the proposed development
 - Description of the proposed remediation and how it will remove the identified contaminant linkages identified in the CSM
 - Method statements for the proposed works
 - Specifications of proposed materials to be used, where required, e.g. gas membrane, imported top soil
 - Calculations, where required, e.g. depth of clean cover used
 - If remediation will attempt to reduce the concentration of contaminants on site then details of the intended target values must be submitted and agreed
 - Identify monitoring and maintenance programmes required post completion

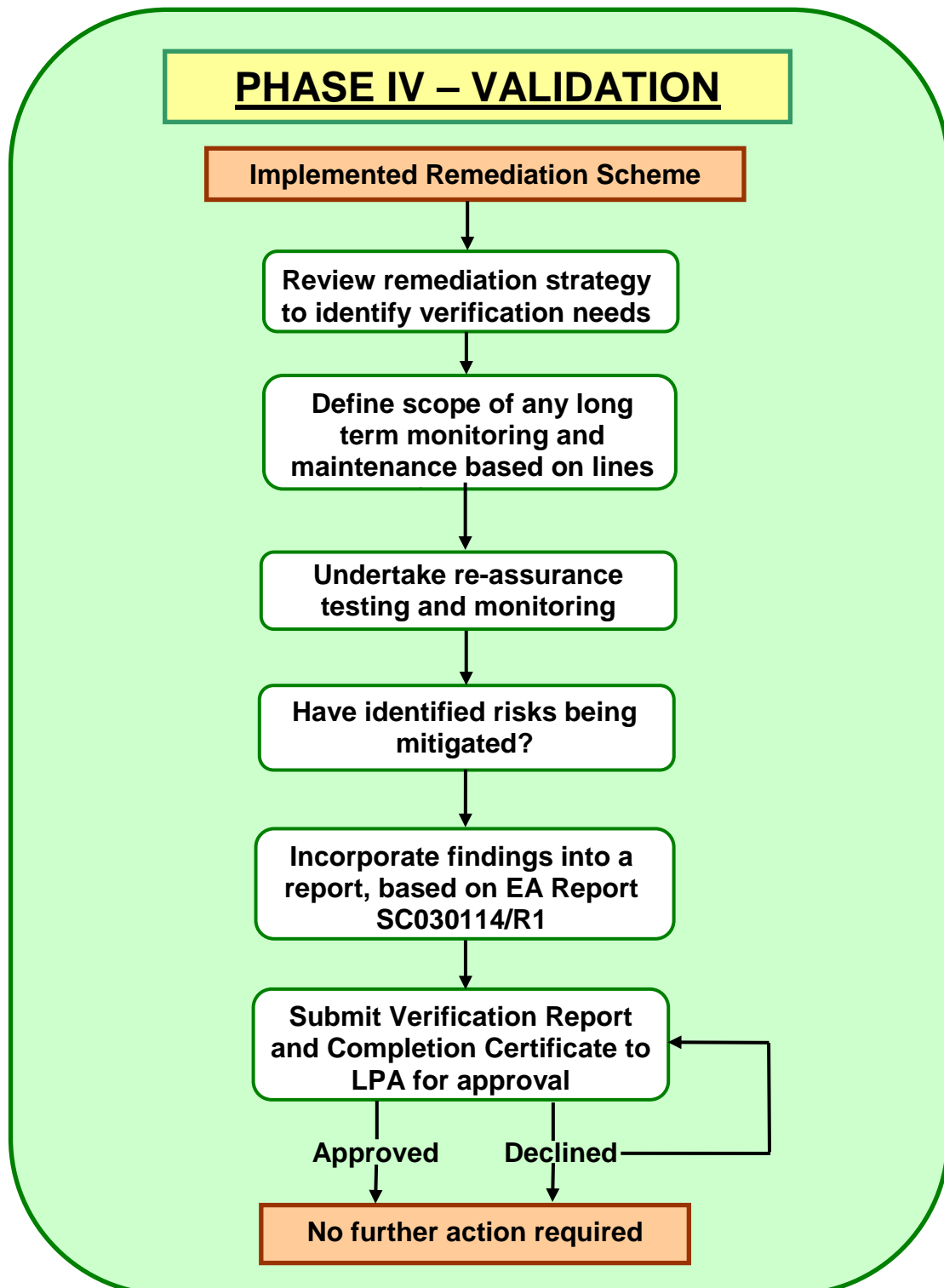
2 - Required Output

- 2.1 Presentation of a remediation strategy should be submitted to the LPA for approval. Details presented should contain the above listed requirements and should be specific to the development. Where the remediation strategy has been reproduced as a part of a site investigation report please note that amendments maybe required should further investigative works be deemed necessary by the LPA.

Appendix 4 - Validation - Phase IV

1 - Validation and Completion

- 1.1 No site investigation can guarantee to identify all contamination hazards, therefore, it is essential that other evidence acquired during the investigation is used to review earlier assumptions and validate the conclusions made.



For example,

- Where the desktop study indicates no suspected hazards, this can be substantiated with information gathered from ground works on site. This exercise can be extended to include reassurance testing of imported soils on particularly sensitive developments.
 - Throughout all ground works evidence of contamination must be recorded, monitored and appropriately managed to the satisfaction of the LPA.
- 1.2 Where potential risks have been identified on site, it may be necessary to undertake a programme of monitoring after development. This monitoring scheme and subsequent findings must meet the LPA's satisfaction before the discharge of any related planning conditions.
- 1.3 Successful remediation of a site is dependant upon implementing the remediation strategy to the specified standard. A **Validation Report** (sometimes referred to as a Verification report) is used to demonstrate this providing evidence of remedial actions undertaken.
- 1.4 Validation is required where any specific works are proposed for the purpose of mitigating or reducing risk from ground contamination, whether or not a formal remediation strategy report has been prepared.
- 1.5 The content of a validation report should be proportional to the scale & type of works proposed in the remediation strategy. The minimum requirements of a Validation Report are;
- That it is signed & dated
 - A summary of site investigation and remediation works undertaken, described in terms of source / treatment area, as a group of plots, or on a plot by plot basis - as appropriate.
 - Reference to any specifically agreed concentration or reduction targets, providing adequate evidence & interpretation to demonstrate achievement of agreed quantitative targets.
 - An explanation / discussion of any anomalous results, or failure to meet agreed target values, alongside details of any additional work proposed (if any)
 - A final CSM confirming the post-remediation risk profile in the context of the completed development (i.e. to show that the aims and objectives of the remediation strategy have been achieved)
- 1.6 The provision of evidence applicable to the above will vary widely depending upon the works proposed in the Remediation Strategy, but may include:-
- Summary of site investigation and remediation works undertaken on a plot by plot basis
 - Final CSM showing how all identified contaminant linkages have been severed
 - Photographic evidence showing the depth of cover systems installed on individual plots

- Photographic evidence and QA/QC inspection details of installed gas membranes on individual plots
 - Reassurance sampling
 - Copies of laboratory certificates showing results of imported soils
 - Post completion gas/water monitoring
 - 'Duty of Care' waste disposal documentation
 - Specification and inspection details of fitted membranes
- 1.7 This list above is not exhaustive and may include additional items depending on the nature of the remediation required, e.g. results after use of continuous monitoring devices for soil gas. In all cases, separate evidence should be provided for each discrete installation / plot / treatment area, as applicable. Where a site is developed in phases, agreement should be reached with the LPA for the timing and submission of validation reports.
- 1.8 It should be considered good practice that the validation report allows a non expert reader to be able to understand the hazards that were present on site, the risks they presented and the steps needed to manage those risks to acceptable levels, and confirmation that this has been implemented successfully.
- 1.9 Where the Validation Report cannot demonstrate that all identified contaminant linkages have been severed, and unacceptable risk remains following the completion of the remediation works, additional works are likely to be required.
- 1.10 Further guidance on typical content for a Validation Report can be obtained from the science report produced by the EA (EA, 2010).

Appendix 5 - Site Walkover - Checklist

	<p>The walkover should be conducted after desktop study information has been collected and before the site investigation has been undertaken. It comprises walking around the site and its vicinity recording features on and around the site based on visual observation.</p>	<p>Developer, Agent or Consultant</p>
1	<p>Site Description:</p> <ul style="list-style-type: none"> i) Type of land use/industry ii) Size iii) Topography iv) Main features v) Services vi) Photographs of site (date stamped) 	
2	<p>Description of Vicinity of Site:</p> <ul style="list-style-type: none"> i) Street/ house/ locality/ pub names ii) Neighbouring land uses iii) Any signs of remedial measures iv) Any signs of site investigations 	
3	<p>Locate and Note Condition of:</p> <ul style="list-style-type: none"> i) Buildings/structures ii) Small buildings with hazard signs iii) Features suggesting current/former use iv) Tanks – contents/ bund/ staining v) Outfalls to surface water vi) Any hydrological features 	
4	<p>Immediate Hazards:</p> <ul style="list-style-type: none"> i) Public health or safety (physical hazards) ii) Environment iii) Alert appropriate bodies ASAP 	
5	<p>Contamination Indicators. Note any:</p> <ul style="list-style-type: none"> i) Surface Waste deposits and made ground ii) Signs of subsidence, or disturbed ground iii) Stained ground (state colour) iv) Polluted water v) Distressed vegetation vi) Lack of species diversity (flora/fauna) vii) Presence of indicator species viii) Evidence of gas production ix) Seepages x) Hazardous material signs xi) Raw materials/ chemicals used on site and location xii) Waste products stored on site and location xiii) Odours (bad eggs, gas, rotting fish, antiseptic, ether) 	

Appendix 6 - Completion Statement

For larger sensitive developments, a Completion Statement (see enclosed template) may be required by planning condition. This is a summary document which records the validation actions required of the developer at different stages of investigating and remediating any ground contamination. This would be expected at the end of the development when works are complete. It will assist the Local Planning Authority in discharging relevant conditions, and aid responses to any Local Land Charge Search enquiries received when properties are marketed.

COMPLETION STATEMENT

Proposal

Planning Application Number

Undertaken between the dates of and

Notes:

1. Please complete Part A in Full.
2. If no significant risks in Phase 1 and Phase 2 investigations then complete Part E, F and G as appropriate.
3. If risks were identified in Phase 1 and Phase 2 investigations then complete ALL parts of the completion certificate.

<p>Part A: Phase 1 Desktop Study and Phase 2 Site Investigations This is to confirm that the above named development was subject to an approved scheme* of investigation prior to development to assess the presence and significance of potential ground contamination as detailed in: (List all relevant documents)</p>			
Title:	Ref:	Author:	Date:

<p>Part B: Phase 3 Remediation Statements and Validation Reports To afford protection from those risks identified a scheme of remediation was implemented between the dates of.....and.....in accordance with best practice and the agreed specification* detailed in: (List all relevant documents)</p>			
Title:	Ref:	Author:	Date:

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Part C: Phase 3 Post Remediation Monitoring

Satisfactory implementation/post completion monitoring of the scheme is detailed in:

(List all relevant documents in full)

Title:	Ref:	Author:	Date:

Part D: Building Material/ Design Considerations to Protect the Future Occupants from Contamination

Details of any special design consideration of the development to protect the occupants from contamination such as sulphate resistant concrete or fuel resistant water supply pipes are detailed in: (List all relevant documents in full)

Title:	Ref:	Author:	Date:

Details of the building control body that inspected and approved these works

Name of Building Control Body	Address	Name of Officer	Telephone Number	Dates/Details Relevant Approvals

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Part E: Soil Materials Imported for Use in the Development

Confirmation that all imported soil materials are suitable for the proposed development are detailed in: (List all relevant documents in full)

Title:	Ref:	Author:	Date:

Part F: Unsuspected Contamination

All contractors employed by (the developer) were required to monitor for, and report, nay evidence of further unsuspected contamination found during construction (delete as appropriate)

- None was reported
- Further, unsuspected contamination was found. Actions taken are details in:

Title:	Ref:	Author:	Date:

Part G: Declaration

Appointed person that was responsible for the remediation works

Name:	Position:	Company:	Company Address:	Signed:	Date:

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Person responsible for the development (acted on behalf of the developer)					
Name:	Position:	Company:	Company Address:	Signed:	Date:

Local Authority Environmental Health Regulator					
Name:	Position:	Company:	Company Address:	Signed:	Date:

I confirm that the land contamination investigation and remediation works as detailed in the above reports have ensured that the development site is suitable for its intended use. I recommend the contaminated land planning condition is discharged.

References

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HM Government (2010) Approved Document C – Site preparation and resistance to
contaminates and moisture (2004 Edition incorporating 2010 amendments)
http://www.planningportal.gov.uk/uploads/br/BR_PDF_AD_C_2010.pdf

NHBC and Environment Agency (2008) Guidance for the Safe Development of Housing on
Land Affected by Contamination R&D66: 2008 Volume 1.
[http://www.nhbc.co.uk/NHBCPublications/LiteratureLibrary/Technical/filedownload,33630,
en.pdf](http://www.nhbc.co.uk/NHBCPublications/LiteratureLibrary/Technical/filedownload,33630,en.pdf)

Further Advice and Information

Should you require further information about contaminated land please contact Environmental Health on:

Tel: 01256 844844

Fax: 01256 845200

email: ehteam@basingstoke.gov.uk

or write to:

Contaminated Land Officer
Basingstoke & Deane Borough Council
Council Offices
London Road
Basingstoke
RG21 4AH

If you have an enquiry relating to your planning permission, please contact Planning Services on:

Tel: 01256 844844

Fax: 01256 845200

email: development.control@basingstoke.gov.uk

If you have an enquiry relating to building control issues, please contact Building Control on:

Tel: 01256 845237

Fax: 01256 845200

email: building.control@basingstoke.gov.uk

If you wish to notify the Health and Safety Executive of a demolition to take place, please contact them on Tel: 01256 40 4000.



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customer.services@basingstoke.gov.uk 01256 844844

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If you need this information in a different format, for example large print, CD or braille, please contact the council.

