

Please note:

- (1) Phase I & II Reports may be combined
- (2) General recommendations for remediation made in the Phase II Report will not be accepted as a substitute for a Remediation Statement.

In addition to the information requested by the Local Authority - the Environment Agency may specifically request information on pollution of Controlled Waters, drainage, surface water etc.

Reference Material:

BS10175
CLEA
www.DEFRA.gov.uk

Further Contacts and Advice:

Human Health issues are dealt with by the Local Authority /Environmental Health.

Bracknell: ☎01344 351400



Reading: ☎ 0118 939 0900



Slough: ☎01753 875255
environmental.protection@slough.gov.uk



West Berkshire: ☎01635 519192
ehadvice@westberks.gov.uk



Windsor & Maidenhead: ☎01628 683616



Wokingham: ☎ 0118 974 6766/ 382
Environmentalp&h@wokingham.gov.uk

Environmental Pollution issues are dealt with by the Environment Agency.
<http://www.environment-agency.gov.uk>

The Berkshire Guide to Developing Potentially, Contaminated Land.

This leaflet is issued to assist developers, agents and consultants involved in the development of land that may be contaminated as a result of historical land use.

It has been produced by the Berkshire Contaminated Land Group (comprised of representatives from Local Authorities in that geographical region) with the aim of encouraging a consistent approach to the presentation and information content of contaminated land reports provided to local planning authorities within the area.

Under the Town and Country planning system the responsibility for providing information on whether a site is contaminated rests primarily with the developer. You should also be aware that the responsibility for safe development and secure occupancy of the site lies with the developer.

There are three phases of contaminated land investigation and management that may be undertaken dependent upon the condition of the site, these are:

- Phase I, Desk study,
- Phase II, Intrusive investigation
- Phase III, Remediation and/or risk management

The information listed provides a guide to what is required by the local planning authority. Reports submitted at each stage should be fully referenced and signed by a suitably qualified person.

The information listed is not intended to be comprehensive or exhaustive in content. In each phase the greater the information provided, and the earlier this is made available to the local planning authority, the sooner the scope and cost of any further investigation or remediation that may be required can be established. Some Local Authorities may request this information prior to an application being decided.

If at any point in the process the identified risks are shown to be acceptable, then the condition attached to the planning permission may be discharged enabling site works

Has the following been considered/included?

A. PHASE I REPORT

- (i) Purpose and aims of study Included
- (ii) Site location and layout plans
- (iii) Appraisal of site history and previous uses of the land surrounding the site
- (iv) Assessment of environmental setting, to include:
- geology, hydrogeology, hydrology
 - information on quarrying activities
 - information from Environment Agency on abstractions, pollution incidents, water quality classification, current landfill sites, etc.
 - Information from Local Authority on prescribed processes, hazardous substances, former landfill sites, private water supplies, contaminated land, etc.
- (v) Assessment of current site use and surrounding land uses
- (vi) Review of any previous site contamination studies (desk-based or intrusive) or remediation works
- (vii) Preliminary (qualitative) assessment of risks based on proposed site use
- Appraisal of actual and/or potential contaminant sources, pathways and receptors
 - Conceptual site model (visual and written)
- (viii) Recommendations for intrusive contamination investigation, if necessary

B. PHASE II REPORT

- (i) Review of any previous site contamination studies (desk-based or intrusive) or remediation works Included
- (ii) Site Investigation Methodology
- methods of investigation
 - plan showing exploration locations, including justification for these locations
 - sampling and analytical strategies
- (iii) Results and findings of investigation
- ground conditions (soil, gas and water regimes, including made ground)
 - Always use an accredited lab and have the full results attached to report including sampling precision and bias
 - discussion of soil/gas/water contamination (including visual, olfactory, analytical and monitoring data)
- (iv) Conceptual site model (visual, written - changes?)
- (v) Risk assessment (RA) a minimum, based on source-pathway-receptor model. Should take account of the severity of consequences and likelihood of occurrence. Justification of RA models used. Where necessary, a suitable quantitative RA may be required.
- (vi) Recommendations for remediation - justification should relate to proposed site end use, risk assessment findings, as well as technical and financial appraisal

- (vii) Recommendations for further investigation (if necessary) Included

C. Phase III REMEDIATION STATEMENT (submitted before remediation)

- (i) Objectives of the remediation works
- (ii) Detailed outline of the works to be carried out
- Description of ground conditions (soil, gas, water)
 - Type, form and scale of contamination to be remediated.
 - Remediation methodology, including remedial, protective or other works
 - Site plans/drawings
 - Phasing of works and approximate timescales
- (iii) Consents, agreements & licences (i.e. discharge consent, waste management licence)
- (iv) Site management procedures to protect site neighbours, environment and amenity during works, including where appropriate
- Health & safety procedures
 - Dust, noise & odour controls
 - Control of surface run-off
- (v) Details of how any necessary variations from the approved remediation statement arising during the course of works will be dealt with, including notification to the relevant planning authority or officer dealing with contaminated land issues (contact details can be found on the back page of this guidance note).
- (vi) Details of how the works will be validated to ensure the remediation objectives have been met, should include details on;
- Sampling strategy
 - Use of on-site observations, visual/olfactory evidence
 - Chemical analysis/monitoring data
 - Proposed clean-up standards (i.e. contaminant concentrations)

D. SITE COMPLETION REPORT (submitted following remediation)

- (i) Include information as per C(i) to C(vi) Included
- (ii) Details of who carried out the work
- (iii) Details and justification of any changes from original Remediation Statement
- (iv) Substantiating data - should include where appropriate
- Laboratory and in situ test results
 - Monitoring results for groundwater and gases
 - Summary data plots and tables relating to clean-up criteria
 - Plans showing treatment areas and details of any differences from the original Remediation Statement
 - Photographic and other media records
 - Waste management details and records
- (v) Confirmation that remediation objectives have been met