

LAND CONTAMINATION SELF ASSESSMENT FOR SMALL DEVELOPMENT SITES WITH PROPOSED SENSITIVE END USES

The National Planning Policy Framework (NPPF) states that the effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account in planning decisions.

The NPPF says that land should be suitable for its new use taking account of pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation. The NPPF also says that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

The NPPF confirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner

St Albans City & District Council's Environmental Compliance Team has identified the following as "sensitive end uses":

- Residential developments
- Allotments
- Hospitals
- Schools and nurseries
- Children's play areas

Therefore, taking account of the NPPF, for new developments with proposed sensitive end uses, the Council will require the applicant to submit information with their planning application that provides a preliminary land contamination assessment for the site.

The Council is mindful of the potential cost implications of a formal land contamination assessment and investigation. Therefore, the Council has prepared a short questionnaire to be completed by planning applicants for **small (1 or 2 dwelling) housing developments on existing residential or greenfield sites**. It is important that the information provided is accurate because it will be used to decide whether a more formal assessment or investigation of land contamination is necessary for the site.

If you have any questions or queries about the self assessment, please do not hesitate to contact an Environmental Compliance Officer on 01727 819406 or via email at environmental@stalbans.gov.uk. Further general information relating to contaminated land can be found in the Hertfordshire and Bedfordshire Contaminated Land Forum's guidance for planning applicants and developers, which can be downloaded from the Council's web site.

Information Required to Complete a Land Contamination Self Assessment

The following details are required in relation to the application site and its immediate surroundings. The information you provide should also include your interpretation of whether or not you think that there is the possibility of any potential sources of contamination which could affect the proposed use of the site. Please include photographs where appropriate.

1. Description of site

Provide a description of the site including details of the current and past activities on all parts of the site. Attach a plan showing the detailed layout of the site, and mark on any areas of hard landscaping and garden planned for the development.

2. Historic land use

Provide a summary of the results of a thorough review of the past land uses of the site and adjacent land, including reference to historic maps or other supporting documents. Include your own comments about the previous land use and any information from persons of longstanding association with the site. Any potential sources of contamination must be marked on the plan of the site.

3. Fuel and chemical storage

Has there ever been any fuel or chemical storage on the site? This includes domestic heating oil tanks, underground and above ground diesel and petrol tanks and also waste oil tanks. Provide details of any storage facilities including a plan showing current and/or historic locations of tanks and delivery systems.

4. Waste storage

Detail any areas on the site where waste disposal or storage has occurred and mark these on a plan. This may include piles of material such as empty drums, old machinery parts, areas of filled pits or ponds, or areas used for bonfires or incineration.

5. Services

Specify what utility services are connected to the property and whether they are above or below ground. This includes water, gas, electric and any fuel lines, and the location of any substations. The locations of any soakaway or interceptors must also be identified.

6. Asbestos

Provide details of the use of asbestos in any of the buildings on the site (e.g. asbestos cement roofing).

7. Filled ground

Provide details of any areas of filled ground on, or within the vicinity of the site, for example landfills, filled quarries or filled ponds. Include the distance to these features relative to the application site.

8. Any Other Relevant Information

Provide any other information that might be relevant to a land contamination assessment. For example, details of any geotechnical or other intrusive ground investigations performed on the site.

The format in which the information should be reported has not been specified but it must include; a means of identifying the site address, the planning application number, when the information was compiled and who is taking responsibility for its provision and its accuracy. The following Table may be used for this purpose.

| | |
|----------------------------|--|
| Application Number: | |
| Site Address: | |
| Completed by (print name): | |
| Completed by (signed): | |
| Date Completed: | |