



Contaminated Land – A Guide for Developers (Checklist)

This 'checklist' is designed to accompany the factsheet 'Contaminated Land – A Guide for Developers' and lists the information that Chesterfield Borough Council expects to be submitted for each phase of the contaminated land/site investigation/development process.

Phase I/Desk Study Reports

This report shall be submitted in writing to the Local Planning Authority prior to commencement of development. It is advisable to have this phase 'approved' by the Local Planning Authority before moving onto the next phase (for *some* developments, this *may* be the only phase necessary).

Please note that the list below is not exhaustive and each report will be site-specific. The list below indicates key pieces of information that are required to be submitted to enable officers to make an informed decision.

- Purpose and aims of study
- Site location and layout plans (appropriately scaled and annotated)
- Appraisal of site history
- Appraisal of site walkover survey
- Assessment of environmental setting, to include:
 - Geology, hydrogeology, hydrology
 - Information on coal workings & other mining or quarrying activity (if appropriate)
 - Information from Environment Agency on abstractions, pollution incidents, water quality classification, landfill sites within 250m etc.
- Assessment of current / proposed site use and surrounding land uses
- Review of any previous site contamination studies (desk based or intrusive) or remediation works

- Preliminary risk assessment, based on proposed development, to include:
 - Appraisal of potential and actual contaminant sources, pathways, and receptors (pollutant linkages)
 - Conceptual site model (diagrammatic & written)
- Recommendations for intrusive contamination investigation (if necessary) to include:
 - Identification of target areas for more detailed investigation
 - Rationale behind design of detailed investigation

Phase II/Site Investigation Reports

This report shall be submitted in writing to the Local Planning Authority prior to commencement of development. It is advisable to have this phase 'approved' by the Local Planning Authority before moving onto the next phase.

Please note that the list below is not exhaustive and each report will be site-specific. The list below indicates key pieces of information that are required to be submitted to enable officers to make an informed decision.

- Review of any previous site investigation contamination studies (desk-based or intrusive) or remediation works
- Site investigation methodology, to include:
 - Justification of exploration sampling and analytical strategies
 - Plan showing exploration locations, on site structures, above/below ground storage tanks etc., and to be appropriately scaled and annotated
 - Borehole / trial pit logs locations
- Results and findings of site investigation, to include:
 - Ground conditions (soil, gas and water regimes, including made ground)
 - Discussion of soil/gas/surface water contamination (visual, olfactory, analytical & monitoring data)
- Conceptual site model (diagrammatic & written) including any changes from Phase I
- Risk assessment based on contaminant source-pathway-receptor model (to assess the consequences and likelihood of occurrence).
- Details of the site specific risk assessment model used and the justification in its selection and use should be stated
- Recommendations for remediation should follow the "suitable for use" approach - based both on the current use, circumstances of the land and the proposed site end use.
- Recommendations for further investigation if necessary

Phase III Reports/Remediation Statements

This report shall be submitted in writing to the Local Planning Authority prior to commencement of development. It is advisable to have this phase 'approved' by the Local Planning Authority before carrying out the remedial works.

Please note that the list below is not exhaustive and each report will be site-specific. The list below indicates key pieces of information that are required to be submitted to enable officers to make an informed decision.

- Objectives of the remediation works

- Details of the remedial works to be carried out, to include:
 - Description of ground conditions (soil, gas, water)
 - Type, form and scale of contamination to be remediated
 - Remediation methodology
 - Site plans/drawings (appropriately scaled & annotated)
 - Phasing of works and approximate timescales
 - Consents and licences e.g. (discharge consents, waste management licence, asbestos waste material removal licence etc.)
 - Site management measures to protect neighbours, environment & amenity during works

- Details of how the works will be validated to ensure the remediation objectives have been met; to include:
 - Sampling strategy
 - Use of on-site observations, visual/olfactory evidence
 - Chemical analysis and/or monitoring data
 - Proposed clean-up standards (i.e. contaminant concentration)
 - How any variations from approved remediation statement will be dealt with
 - Whether validation will be phased

Phase IV/Validation Reports

This report shall be submitted in writing after the remedial works have been carried out and shall be submitted to the Local Planning Authority and 'approved'.

Please note that the list below is not exhaustive and each report will be site-specific. The list below indicates key pieces of information that are required to be submitted to enable officers to make an informed decision.

A separate, more detailed factsheet is available (upon request) for the validation/verification phase.

- Include information as detailed in the Remediation Report

- Details of who carried out the work
- Details and justification of any changes from original remediation statement
- 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
 - Waste management documentation
- Confirmation that remediation objectives have been met

Should you have any queries or wish to make a complaint you can contact us

- In person at Chesterfield Borough Council, Revenues Hall, New Square, Chesterfield, Derbyshire, S40 1AH
- By letter to Chesterfield Borough Council, Environmental Protection Team, Town Hall, Rose Hill, Chesterfield, Derbyshire, S40 1LP
- By telephone to main switchboard on 01246 345345
- Via email/through website www.chesterfield.gov.uk