

# Contaminated Land

## A Guide for Developers and their advisors



Produced by the Northants Contaminated Land Group

V3. November 2005

## Aim

**This guidance has been produced to provide initial advice to all persons who are proposing to develop or are involved in the development of land, which may be affected by contamination, through the planning process. It does not form part of any planning permission or application and is for information purposes only.**

## Introduction

Local Authorities within Northamptonshire are receiving an increasing number of planning applications for developments on previously used land – often referred to as “brownfield” sites. In many cases these sites are affected by the presence of contamination due to historic industrial processes. In certain cases contamination can be present due to natural geological conditions. Parts of Northamptonshire are subject to contamination with naturally occurring arsenic. Further information on this issue is provided in Appendix D.

The purpose of this guide is to make developers aware of their responsibilities and what information the Council is likely to require in order to assess an application for planning consent. It has been produced by the Northamptonshire Contaminated Land Group and represents a countywide approach to the development of contaminated land in accordance with relevant national guidance documents to ensure that consistent and transparent requirements are applied. Investigation and remediation of contaminated land should be carried out in accordance with the requirements set out in formal guidance and protocols.

The Model Procedures for the Management of Contaminated Land (CLR 11) are the recognised form of assessment. This document is available on the Environment Agency website at [http://www.environment-agency.gov.uk/commondata/105385/model\\_procedures\\_881483.pdf](http://www.environment-agency.gov.uk/commondata/105385/model_procedures_881483.pdf) The Environment Agency / NHBC Guidance for the Safe Development of Housing

on Land affected by Contamination also gives useful guidance and may be adapted for non – housing sites.

### **The roles of the developer and the local authority**

Recently published Government guidance in Planning Policy Statement 23 (PPS 23) recognises that land potentially affected by contamination is a material planning consideration and that the development phase is the most cost-effective time to deal with the problem. Planning legislation and guidance places the responsibility on owners and developers to establish the extent of any potentially harmful materials on their sites.

The Council's duty is to ensure that owners and developers carry out the necessary investigations and formulate proposals for dealing with any contamination in a responsible and effective manner.

Council's have additional duties under Part IIA of the Environmental Protection Act 1990 to devise and implement a strategy to identify all contaminated sites, whether or not they are subject to development proposals. Where contamination is found to be significant, the Council must actively take steps to ensure that risks to humans and the environment are removed. Copies of the Council's contaminated land strategy are available on request.

### **Liaison with the Council**

Where a developer is proposing to develop land that may be contaminated, PPS23 recommends that informal pre-application discussions are held with the Council. Advice will be given on what should be submitted with the application and this liaison should prevent time delays and misunderstandings at a later stage in the development. When considering an application the Council will require sufficient information to determine whether the proposed development can proceed. As a minimum this is likely to consist of a report of a desk study and a site reconnaissance visit together with interpretation to assess the risk of contamination.

## Overview of Contaminated Land Policy and Legislation

Part IIA of the Environmental Protection Act 1990 (EPA 1990) came into force on 1 April 2000. It introduced a new regime specifically designed to address the legacy of contaminated land, including its identification and remediation. Implementation of Part IIA is detailed in DETR Circular 02/200, "*Contaminated Land*". The specific objectives underlying the Government's approach are:

- a. to identify and remove unacceptable risks to human health and the environment
- b. to seek to bring damaged land back into beneficial use; and
- c. to seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.

In broad terms, the Part IIA regime applies where land is causing unacceptable risks assessed on the basis of the *current* use and circumstances of the land. The planning system must however operate on a wider basis, because contamination can also have a potential impact that goes wider than the current land use. When a new development is proposed, it will be necessary to consider the risks assessed on the basis of the *new* use or development and circumstances of the land. These factors are outside the scope of the Part IIA regime. However the basic principles upon which Part IIA is based will also apply in the context of planning control. In particular the approach to risk assessment, intervention and remediation is common to both regimes.

Land contamination is a material consideration for the purposes of town and country planning. Before granting planning permission, the Council as Local Planning Authority should ensure that full account is taken of the condition of the land concerned and that appropriate remediation has been carried out to deal with unacceptable risk, or required through the use of conditions.

The possibility of contamination should be assumed when considering planning applications in relation to **all** land subject to previous industrial use

and also where sensitive uses are being considered (see Appendix A). For planning purposes, it is immaterial whether the contaminants arise from human activities or are present naturally.

### **What is required of the developer?**

Where development is proposed, the primary responsibility for safeguarding land and other property, including neighbouring land, against any risk from contamination remains with the developer. It is the responsibility of the developer to ensure that a development is safe and “suitable for use” for the purpose for which it is intended.

In particular, the developer is responsible for determining whether any proposed development will be affected by contamination and whether it will increase the potential for contamination on that site or elsewhere. The developer must satisfy the local planning authority that any contamination can be successfully remediated with the minimum adverse environmental effects to ensure the safe development and secure occupancy of any site.

The three key components of Environmental Risk Management are Risk Assessment, Options Appraisal and the Implementation of the Remedial Strategy. Where contamination has occurred, is suspected or has been detected the Council will expect that a report detailing the findings of a preliminary risk assessment to be submitted with the application.

### **Preliminary Risk Assessment**

The purpose of the preliminary risk assessment is to develop the initial conceptual model of the site and to establish whether or not there are potentially unacceptable risks. The model considers all potential contaminant sources, pathways and receptors defined as the pollutant linkage. The basic methods for collecting information are a desk study and a site reconnaissance visit. The conceptual model can be presented in a number of different ways including a text description, a table or a drawing. On the basis of the information in the conceptual it should then be possible to carry out a

preliminary hazard assessment and determine whether there are potentially unacceptable risks at the site. This information should be recorded in a decision record.

The preliminary risk assessment may demonstrate that no further action is necessary, it may highlight that further, more detailed risk assessment, should be carried out or it may show that remedial work is required.

CLR11 contains flowcharts and supporting information detailing the stages of risk assessment, options appraisal and implementation of the remediation strategy.

Appendix B of this document contains a summary of the information that should be recorded at each stage of the process. The Environment Agency publication "*Guidance on Requirements for Contamination Reports*" July 2005 provides information on the type of information that the Environment Agency requires in order to assess reports. This guidance is available at [http://www.environment-agency.gov.uk/commondata/acrobat/devguidev1\\_1155225.pdf](http://www.environment-agency.gov.uk/commondata/acrobat/devguidev1_1155225.pdf)

### **Other useful information** **Using Consultants**

Depending on the type, level or extent of contamination, the processes involved in the development of land may require using a specialist consultant or service (e.g. analytical laboratory). Care should be taken in appointing a consultant and the developer should look for experience in the particular area required and that the person or company contracted carries appropriate levels of professional indemnity insurance.

Some useful contacts for consultants groups and associated services are included in Appendix C.

**Please note: The Council will not recommend individual consultants or companies.**

## **Opportunities for Contaminated Land Development**

### **Tax Relief**

The Finance Act 2001 contains tax relief for the development of contaminated land. Corporate Investors will be able to claim an upfront reduction of 150% of remediation expenditure. While developers benefit from an additional 50% deduction in calculating development profit.

The land must be in the UK and acquired by a company – not individuals or partnerships – for the purposes of trade. The costs must be in respect of relevant remediation but this can include preparatory activities such as assessing the condition of the land. The expenditure must not be subsidised and would not have occurred had the land not been in a contaminative state.

Details of the tax relief are on the Inland Revenue website, [www.inlandrevenue.gov.uk/budget2001/revbn22.htm](http://www.inlandrevenue.gov.uk/budget2001/revbn22.htm).

### **Landfill Tax Credit Scheme**

Through the landfill tax credit scheme, which has been in operation since 1996, it is possible to apply for grants to:

- Fund schemes for land reclamation where its use is prevented by a previous activity.
- reduce or prevent pollution of land whose use is prevented by a previous activity.

The scheme will accept applications from environmental bodies (corporate body, or a trust unincorporated body).

**Contact details are:**

Entrust (The Environmental Trust Scheme Regulatory Body Limited)

Acre House

2 Town Square

SALE

Cheshire

M33 7WZ

Tel: 0161 9731177 / Fax: 0161 9720055

[www.entrust.org.uk](http://www.entrust.org.uk) and [www.ltes.org.uk](http://www.ltes.org.uk)

**Other useful contacts:**

English Heritage

East Midlands Region

44 Derngate

NORTHAMPTON

NN1 1UH

Tel: 01604 735400

[eastmidlands@english-heritage.org.uk](mailto:eastmidlands@english-heritage.org.uk)

English Nature

Eastern Area Team East Midlands Region

The Maltings

Wharf Road

GRANTHAM

Lincolnshire

Tel: 01476 584800

Fax: 01476 584838

[eastmidlands@english-nature.org.uk](mailto:eastmidlands@english-nature.org.uk)

East Midlands Development Agency

Apex Court

City Link

NOTTINGHAM

NG2 4LA

Tel: 0115 9888300

Fax: 0115 8533666

[info@emd.org.uk](mailto:info@emd.org.uk)

Environment Agency

Waterside House

Waterside North

LINCOLN

LN2 5HA

Tel: 08708 506506

Health and Safety Executive

Belgrave House

1 Greyfriars

NORTHAMPTON

NN1 2BS

Tel: 01604 738300

**DEFRA** - helpline 08459 335577

[helpline@defra.gsi.gov.uk](mailto:helpline@defra.gsi.gov.uk)

**Recommended references**

DEFRA Model Procedures for the Management of Contaminated Land (CLR11) draft available at [www.environment-agency.gov.uk/commondata/105385/model\\_procedures\\_550969.pdf](http://www.environment-agency.gov.uk/commondata/105385/model_procedures_550969.pdf)

British Standard BS 10175:2001 *Investigation of potentially contaminated sites – Code of Practice* ISBN 0 580 33090 7

Environment Agency Technical Report P5-065/TR (2000-2 volumes) *Technical aspects of site investigation*. ISBN 1 85705 5446 and ISBN 1 85705 5454

Environment Agency Technical Report P5-066/TR (2000) Secondary model procedure for the development of appropriate soil sampling strategies for land contamination. ISBN 1 85705 577 2

Environment Agency R&D Publication 20 (1999) methodology for the derivation of remedial targets for soil and groundwater to protect water resources. ISBN 1 85705 196 3

ODPM Planning Policy Statement PPS 23 Planning and Pollution Control  
[http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/pdf/odpm\\_plan\\_pdf\\_032632.pdf](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/pdf/odpm_plan_pdf_032632.pdf)

ODPM PPS23 Annex 2 Development on Land Affected by Contamination  
[http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/pdf/odpm\\_plan\\_pdf\\_032636.pdf](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/pdf/odpm_plan_pdf_032636.pdf)

Environment Agency / NHBC R & D Publication 66 (2000) Guidance for the safe development of housing on land affected by contamination. The Stationery Office ISBN 0 11 310177 5

DoE Industry Profiles (1995) (Various titles). Give a description of various industrial processes and the potential contaminants associated with them

Environmental Protection Act 1990 Part IIA. Contaminated Land, DETR Circular 02/2000 Department of Environment Transport and the Regions, 20 March 2000

DoE Report CLR3 (1994) Documentary research on industrial sites

DoE Report CLR2 (1994 – 2 volumes). Guidance on preliminary site inspection of contaminated land

DEFRA / Environment Agency CLR7 (2002) Assessment of risks to human health from land contamination: an overview of the development of soil guideline values and related research

DEFRA / Environment Agency CLR8 Priority contaminants for the assessment of land

DEFRA / Environment Agency CLR9 (2002) Contaminants in soils: collation of toxicological data and intake values for humans. TOX publications for individual substances

DEFRA / Environment Agency CLR 10 (2002) Contaminated Land Exposure Assessment Model (CLEA): technical basis and algorithms. SGV series reports setting out the derivation of soil guideline values for specified substance in soil

CLR 7 – 10 and associated publications are available for download from the Environment Agency Website at <http://www.environment-agency.gov.uk/subjects/landquality/113813/672771/675330/?version=1&lang=en>

Environment Agency Guidance on Requirements for Contamination Reports July 2005 is available on the Environment Agency Website at: [http://www.environment-agency.gov.uk/commondata/acrobat/devguidev1\\_1155225.pdf](http://www.environment-agency.gov.uk/commondata/acrobat/devguidev1_1155225.pdf)

## APPENDIX A

### Box 1 Examples of Potentially Contaminating Uses of Land

Examples of the wide range of industries that might contaminate the land they are sited upon include:

- Smelters, foundries, steel works and metal processing and finishing installations.
- Coal and mineral mining processes, both deep mines and opencast.
- Heavy engineering and engineering works; e.g. car manufacture, ship building
- Military / defence related activities.
- Electrical and electronic equipment manufacture and repair.
- Gasworks, coal carbonisation plants, power stations.
- Oil refineries, petroleum storage and distribution sites.
- Manufacture and use of asbestos, cement, lime and gypsum.
- Manufacture and use of organic and inorganic chemicals including pesticides. Acids / alkalis, pharmaceuticals, solvents, paints, detergents and cosmetics.
- Rubber industry including tyre manufacture.
- Munitions and explosives production, testing and storage sites.
- Glass making and ceramics manufacture.
- Textile industry including tanning and dyestuffs.
- Paper and pulp manufacture, printing works and photographic processing.
- Timber treatment.
- Food processing industry and catering establishments.
- Railway depots, dockyards, garages, road haulage depots, airports.
- Landfill storage and incineration of waste.
- Sewage works, farms, stables and kennels
- Abattoirs, animal waste processing and burial of diseased livestock.
- Scrap yards.
- Dry cleaning premises.
- All types of laboratories.

Examples of other uses / types of land which might be contaminated:

- Radioactive substances used in industrial activities not mentioned above (e.g. gas mantle production and luminising works).
- Burial sites and graveyards.
- Agriculture – excessive application or use in sensitive area of fertilisers, pesticides, herbicides or fungicides.
- Disposal of sewage sludge.
- Natural contamination by radioactivity (including radon), concentration of certain metal ions in excess, methane production in former coal mines etc.

The DoE Industry Profiles contain more information on the likely types of contaminants expected from particular industrial and commercial sectors. These are not exhaustive in either covering all uses that have the potential to cause contamination or in covering all forms of contamination likely from a particular sector but will provide a useful starting point.

Box 2 – Examples where the possibility of contamination should be considered for Planning Applications.

- Where the development / application is for housing, school, hospital, residential home, park or other “open” recreational land;
- Where the land is currently being used for any of the following National Land Use Database (NLUD) classifications (National Land Use Database – Previously Developed Land 2.2 October 2000).
  - 11.6 – Agricultural buildings
  - 6.1 – Mineral workings and quarries or 6.2 Landfill waste disposal
  - 13 – Defence land and buildings
  - 11 – Industrial and commercial;
- Where it is known or suspected that the land was previously used for any of these purposes;

- Where it is known or suspected that the land may have been radioactively contaminated or have natural radon or methane contamination;
- Where other land nearby, is being, or has been, used for one of those purposes such that it may have had an impact on the land subject to the planning application;
- Where the land has been reclaimed, re-contoured or “filled” – whether by landfill or otherwise;
- Where it is known that, or there appears to have been “spills” or other pollution incidents.

## APPENDIX B

### Checklist for Reports Submitted in Support of Planning Applications

The checklist has been designed to aid in the swift processing of planning applications. It provides a guide on what the Council will require of preliminary risk assessments submitted with planning applications. The list outlines the requirements of reports to be submitted at the further stages of the risk management process. The list is not exhaustive, and as such the contents of any site reports will vary due to the site specific issues e.g. the past use of the site, the nature and extent of contamination, and the proposed end use of the site.

#### **Preliminary Risk Assessment**

- Definition of context and objectives of the risk assessment
- Site location and layout plans appropriately scaled and annotated
- Appraisal of site history from old maps, business directories etc
- Reference to CLR 8 and relevant industry profiles to identify possible contaminants of concern which may be present due to former and current land use
- Appraisal of site walkover study considering any obvious signs of contamination, damage to fauna, flora or eco-systems that may be pollution related, location of services, presence of watercourses ponds etc.
- Assessment of environmental setting to include – geology, hydrogeology, hydrology; information from the Environment Agency on abstractions, pollution incidents, water classification, landfill sites within 250m; information on coal workings (if appropriate)
- Assessment of current / proposed site use and surrounding land use
- Identification of likely contaminants of concern
- Review of any previous site contamination studies (desk based or intrusive) or remediation works
- Outline Conceptual Model detailing potential contaminant sources, pathways and receptors

- Identification of linkages which may give rise to unacceptable risks, linkages which are not considered to present potential risks and those where further information is required. This information should state the degree of confidence and detail the criteria used to make the decision.
- Details of the proposed next steps and timescales should be provided.

If it is necessary to progress to more detailed risk assessment a site investigation will be needed. The key stages are outlined below

### **Site investigation**

The design and implementation of a site specific investigation including:

- Site investigation methodology including:
  - plan showing exploration locations, on site structures, above / below ground storage tanks etc (appropriately scaled and annotated)
  - justification of exploration locations
  - sampling and analytical strategies
  - borehole / trial pit logs

(The Council would expect that all chemical testing data produced on contaminants in soils is produced by a laboratory accredited to EN45001 quality standard for the testing methods used. Results should be accompanied by an estimate of precision and a description of the testing methods used.)

- Results and findings of investigation, including:
  - Description of ground conditions encountered
  - Copies of laboratory results
  - Discussion of soil / groundwater / surface water contamination encountered
- Updated Conceptual site model

### **Generic Quantitative Risk Assessment**

The assessment criteria used at this stage must be relevant to the circumstances of the site

The decision record at this stage should provide:

Justification of a site specific risk assessment carried out – detailing all assumptions made and sources of input data.

Reasoning as to whether an estimated risk is judged to be unacceptable.

Recommendations for any further investigation work considered necessary.

### **Options Appraisal and Development of a Remedial Strategy**

Where unacceptable risks have been identified a remediation strategy should be submitted which details the processes to be employed to remove or manage these risks

The strategy should include:

- The objectives of the remedial works
- Details of the works to be carried out including:
  - Description of ground conditions (soil and groundwater)
  - Type, form and scale of contamination to be treated
  - Remediation methodology
  - Site plans / drawings
  - Phasing of works and approximate timescales
  - Consents and licences required (discharge consents, waste management licence, asbestos removal permits)
  - Site management measures to protect neighbours
- Contingencies to deal with any unexpected discoveries – including systems for notifying relevant authorities
- Record keeping systems to be employed
- Details of how works will be validated to ensure that remedial objectives have been met, including:
  - Sampling strategy
  - Use of on-site observations, visual / olfactory evidence
  - Chemical analysis
  - Proposed remediation standards (including their derivation)
- Details of any on-going monitoring that will be required e.g. gas and groundwater sampling strategies

## **Implementation of Remedial Strategy**

The reports may be submitted in phases or at the completion of the development. Planning conditions will not normally be discharged until satisfactory validation information is received. The report(s) should include:

- Details of the sampling strategy as carried out
- Details of whom carried out the work
- Details and justification of any changes from the original remediation statement
- Information on any unexpected discoveries or hotspots encountered and the steps taken to deal with them
- Substantiating data including where appropriate:
  - Laboratory and in situ test results
  - Gas and groundwater monitoring data
  - Summary data plots and tables relating to clean up criteria
  - Plans showing treatment areas and details of any differences from original remediation statement
  - Waste management documentation – copies of consignment notes, receipts etc.
- Confirmation that remedial objectives have been met.

## **APPENDIX C**

### **Useful contacts and addresses for consultants and associated services**

#### **Association of Consulting Engineers**

Alliance House

12 Caxton Street

Westminster

LONDON

SW1H 0QL

[www.acenet.co.uk](http://www.acenet.co.uk)

Tel: 0207 222 6557

Fax: 0207 222 0750

Provides a free listing of all its members categorised by way of 18 specialisms, one of which is contaminated land.

#### **Association of Consulting Scientists**

[www.consultsci.uku.co.uk](http://www.consultsci.uku.co.uk)

Publishes a directory of members every second year. Provides details of member practices. Association members provide advisory, analytical and testing services in various fields of specialisation.

#### **Association of Geotechnical and Geoenvironmental Specialists**

83 Copers Cope Road

Beckenham

Kent

BR3 1NR

[www.aggs.org.uk](http://www.aggs.org.uk)

Tel: 0208 658 8212

Fax: 0208 663 0949

Members are both consultants and contractors involved in the geo-environmental field. Offering services in ground investigation, contaminated land assessment and remediation, laboratory testing and analysis, environmental audits, hydrogeology and pollution control.

British Consultants and Construction Bureau

1 Westminster Palace Gardens

Artillery Row

LONDON

SW1P 1RJ

[www.bccb.org.uk](http://www.bccb.org.uk)

Tel: 0207 222 3651

Fax: 0207 222 3664

A non-profit making multidisciplinary organisation of almost 300 consultancy firms and individuals. It has an environmental group representing engineers, architects, environmentalists, lawyers, economists and other consultancy disciplines. Direct enquiries are accepted to assist in identifying appropriate consultants.

Environmental Data Services (ENDS)

11 – 17 Wolverton Gardens

LONDON

W6 7DY

[www.ends.co.uk](http://www.ends.co.uk)

Tel: 020 82678100

Fax: 020 82678150

Holds a detailed database of consultants. Searches usually provide a minimum of five consultants meeting the criteria provided. ENDS directory of environmental consultants is a detailed directory of over 400 consultancies.

UK Accreditation Services

UKAS

21 – 47 High St

Feltham

Middlesex

TW13 4UN

[www.ukas.org/](http://www.ukas.org/)

Tel: 020 89178400

Technical enquiry office answers specific questions relating to laboratories involved in chemical analysis of contaminated land. Directory of accredited laboratories revised annually. Website contains a search facility.

Specialists in Land Contamination

Institute of Environmental Management and Assessment

St Nicholas House

70 Newport

Lincoln

LN3 3DP

[www.silc.org.uk](http://www.silc.org.uk)

Tel: 01522 540069

Fax: 01522 540090

Set up with the participation of a number of professional organisations including CIWEM, RICS, and IEMA. SiLC is a register of individuals who are assessed as specialists in land contamination.

## **APPENDIX D**

### **NATURAL ARSENIC CONTAMINATION**

There are some areas in Northamptonshire where the natural geology consists of Northampton Sand with ironstone. Often these areas have been quarried or mined in the past for ironstone.

This layer and associated drift deposits are likely to include levels of arsenic which are above the CLEA\* 20mg/kg soil guideline value (SGV) for residential uses for which remedial action may be needed. Values are also available for allotment and commercial uses.

Where there is a planning application for a site which may include these activities and there is the likelihood that arsenic will be present it will be necessary to carry out an assessment to determine whether effects on health or the environment are possible.

This will need to include an investigation of the total arsenic levels and pH samples taken from the zone of the soil of interest (generally at between ground level-0.5 metres). It will be necessary to take sufficient samples to ensure their statistical validity, use an acceptable sampling protocol and for analysis to be carried out at an accredited laboratory.

If the results reveal levels of total arsenic above the CLEA SGV it will either be necessary for a site specific risk assessment (SSRA) to be carried out or for the site to be remediated. CLEA identifies three exposure pathways for arsenic for residential land uses. These are ingestion of soil and indoor dust, consumption of home-grown vegetables and ingestion of soil attached to vegetables. In order to carry out a SSRA it may be necessary to assess the bio- accessibility of the soil, (the fraction of arsenic released from the soil that is taken up by the gut when ingested). It may also be appropriate to calculate the ratio of arsenic in the soil taken up by vegetable matter on the site by measuring the arsenic concentration in vegetable matter already grown on the site or in a growing trial.

The results obtained may then be included in an appropriate risk assessment model, which employs the CLEA exposure scenarios and input data to determine whether development may be carried out without constraint or that remediation of the site will be necessary.

Where remediation is required the applicant should propose an appropriate scheme. In past planning schemes for residential uses, the capping of garden areas with clean topsoil has been accepted. The suitability of the imported topsoil will need to be determined by sampling. There should be no significant contamination present in the imported materials. This requirement would be imposed as a planning condition.

\* SGV for residential use with or without plant uptake.

Contaminated Land Exposure Assessment (CLEA) Model CLR 10. Environment Agency 2002

Soil Guideline Values for Arsenic Contamination. Environment Agency 2002

Collation of Toxicological Data and Intake Values for humans. Arsenic. Environment Agency 2002

**APPENDIX E**

**CERTIFICATE OF REMEDIATION**

This is to certify that remediation of the site known as

.....

at grid reference ..... has been carried out in accordance with the strategy accepted by [ ] Council, and to the specification detailed in the

document reference ..... and entitled

.....

..... which was designed to protect human or other receptors from contaminants on the site to a standard appropriate to the proposed end use.

SIGNED this ..... day of ..... 20...

..... (The person/Organisation to whom permission was granted or who have carried out the development)

**NAME**

.....

**COMPANY ADDRESS**

.....

.....

.....

The owner, developer, should sign this form with a legal interest in the site and not his agent or technical adviser.

APPENDIX F MCERTS Briefing Note