



***Guidance on submitting planning applications on land
that may be contaminated***

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East Cambridgeshire District Council

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Figure 1: Process for determining whether an assessment of contamination is likely to be required and if so, what should such an assessment deliver.4

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Abbreviations

CIEH – Chartered Institute of Environmental Health

CIWEM - Chartered Institution of Water and Environmental Management

C4SL – Category Four Screening Level

DCLG - Department for Communities and Local Government

DEFRA – Department for Environment, Food and Rural Affairs

DoE – Department of the Environment

DQRA - Detailed Quantitative Risk Assessment

EA – Environment Agency

ECDC – East Cambridgeshire District Council

GAC – Generic Assessment Criteria

GQRA - Generic Qualitative Risk Assessment

IEMA - Institute of Environmental Management and Assessment

LPA – Local Planning Authority (East Cambridgeshire District Council)

MCERTS - Environment Agency's Monitoring Certification Scheme

NHBC - National House-Building Council

NPPF – National Planning Policy Framework

RICS - Royal Institution of Chartered Surveyors

SGV – Soil Guideline Value

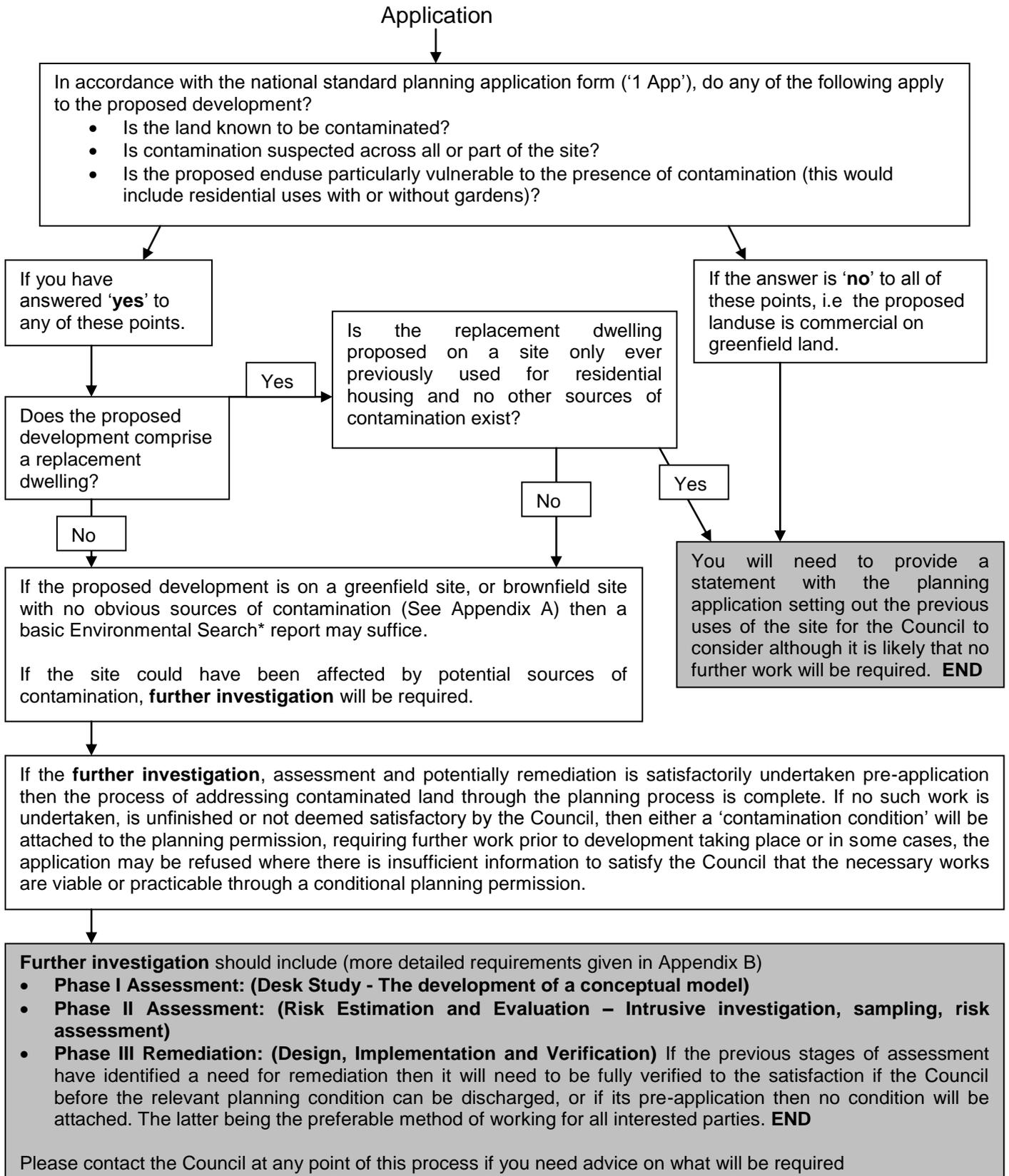
SiLC - Specialist in Land Condition

S4UL – Suitable for Use Level

UKAS - United Kingdom Accreditation Service

1 App – 1 App national planning application system.

Figure 1: Process for determining whether an assessment of contamination is likely to be required and if so, what should such an assessment deliver.



* = An 'Environmental Search' report is a basic, generic, non-interpretive report comprising records of former land uses, the environmental setting and the sensitivity of a particular site to any land contamination.

Summary of Guidance

- The responsibility for providing information on whether (a site) is contaminated rests primarily with the developer, as per the National Planning Policy Framework 2012. The process of investigating, assessing and remediating contaminated sites can be costly and should be accounted for at the outset of any proposed development;
- All land has the potential to be contaminated;
- Under current guidance, Contaminated Land is a material planning consideration. As demonstrated by Figure 1, the majority of planning applications will have to be accompanied by an appropriate contamination assessment to avoid a relevant condition being attached to the subsequent planning permission or in some cases the application refused, in line with the details set out in the National Planning Policy Framework 2012;
- Based on the assessment submitted, the Council need to be satisfied that the risks posed from any potential contamination are understood so they can be addressed and the site made suitable for its proposed use;
- If a condition is attached to the planning permission, it will require that a scheme of investigation, risk assessment and in some cases, remediation, be prepared and implemented prior to development taking place.
- This Document was formally adopted as Supplementary Planning Guidance at the annual meeting of Council in April 2010, with an update of technical content in January 2015.

1 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.

2 Introduction

East Cambridgeshire District Council ('the Council') is receiving an increasing number of planning applications for developments on previously developed land or sensitive end uses. In many cases these sites may be affected by the presence of contamination and require an assessment to fully understand whether a particular site is suitable for its proposed use or whether further remedial action is required to reduce risks from contamination.

The purpose of this guide is to make developers (or planning agents and other professionals) aware of their responsibilities and explain what information the Council will require in order to assess any application for planning consent on land that may be affected by the presence of contamination. The process of investigating, assessing and remediating contaminated sites can be a significant financial consideration during the planning process and therefore should be considered from the outset of any development.

This guide does not comprise comprehensive guidance; careful consideration should also be given to the other enclosed references.

3 What is contamination?

Land contamination can arise from a wide range of man made or natural sources. The history of a site or area is often the best guide to whether a site may be at risk of contamination.

In East Cambridgeshire, land contamination predominantly exists due to historic industrial or agricultural processes that existed on or near to a site in question, such as gasworks, quarrying/mining (and the subsequent common infilling), tanning, haulage depots, petrol stations and chemical works. In addition, common domestic activities such as heating oil storage, deposition of hearth ashes, horticultural activities or the employment of asbestos building materials can cause contamination in formerly residential areas. In some cases, contamination can exist in previously undeveloped areas; for example, fen soil can contain slightly elevated levels of arsenic, which may need addressing if the site use was to undergo a change in use from agricultural to residential.

Some sources of contamination (former gas or chemical works) may be clearly apparent. Other sources of contamination may be less obvious such as farmyards and orchards (where the soil may be contaminated with pesticides).

The Council considers that **all land has the potential to be contaminated.**

Constant reference should be made to the National Planning Policy Framework 2012 and the Environment Agency's 'Model Procedures for the Management of Land Contamination' (CLR11, 2004), during the process of land condition assessment. When a site has a history of industrial use, reference should also be made to the appropriate 'Department of the Environment ('DoE'): Industry Profile' to assess and appropriately tackle the problems associated with a specific form of land contamination, with particular reference to the analytical criteria for sampling.

4 Liaison with the Council

Anyone proposing to develop land that may be contaminated is advised to contact the Council at an early stage to discuss land contamination issues before submitting a planning application. Advice will be given on what

information should be submitted with the application. This liaison should prevent time delays and misunderstandings at a later stage in the process. It is important that any planning application on previously developed land is accompanied by sufficient information for the Council to assess whether it is likely that contamination may exist.

In the event that an application does not contain sufficient information for the Council to reasonably assess whether a site may be affected by contamination or is suitable for use, then the Council may either refuse the application (as per paragraph 27 of the NPPF) or attach a condition to the subsequent planning permission to require further work. This condition may require further site investigation, risk assessment, and potentially remediation to be carried out prior to development commencing in order to make the site suitable for use. The wording of these conditions will be specific to the subject site and potentially what has already been submitted at the pre-application stage, however, if you wish to view the current standard conditions, please contact the Councils Development Services Department on 01353 665555.

In many cases, where a developer knows from the history of previous uses that there is a high risk of contamination they may wish to carry out site investigations and prepare a scheme of mitigation prior to submitting a planning application. This will have the benefit of defining the extent of contamination at an early stage and may affect the possible layout of the site and positioning of open space which may have significant cost-saving benefits for the developer as well as potentially fewer conditions that the developer will subsequently have to apply to be discharged (and pay the associated fees).

It is important to emphasise that the lack of a condition requiring investigation into contamination does not imply that a site is not contaminated. The Council will assess the likelihood of risk based upon the known history of a site. It remains the responsibility of a developer or landowner to satisfy themselves over whether a site may or may not have been contaminated in the past.

5 The Council's Responsibilities

The Council (the Local Planning Authority ('LPA'), in this case) has a duty to take account of all material planning considerations, including potential contamination, when considering an application. The approach to dealing with contamination is outlined in the National Planning Policy Framework 2012.

Where significant contamination issues are anticipated on a development, developers are encouraged to undertake pre-application consultation with the Council and the Environment Agency. Submission of a desk-study report or other supporting information with the application will assist the decision making process. The Council's Environmental Services Department and the Environment Agency will act as consultees to the Local Planning Authority regarding risks to human health and controlled waters, respectively.

If the information submitted with an application is such that the Council cannot be satisfied that the necessary works are viable or practicable through a conditional planning permission, then the application may be refused to avoid the applicant being issued with an untenable planning permission.

6 The Developers responsibilities

It is the developer's responsibility to ensure that development is safe and to satisfy the Council that any risks from potential contamination have been adequately addressed.

The NPPF states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner".

"The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance."

To this end the developer should carry out an adequate assessment of the site, considering the potential for contamination and where necessary arrange

for an intrusive investigation to be carried out to confirm its nature and extent. If significant contamination is identified then appropriate remediation should be undertaken to render the site suitable for its intended use.

Where an applicant has answered 'yes' to any of the questions in section 15 of the standard planning application form ('1 App'), a preliminary risk assessment (see Figure 1 & Section 8) should be supplied with the planning application, in accordance with the NPPF.

Failure to properly address contamination issues during development could lead to a future liability being incurred under the Contaminated Land Statutory Guidance 2012 & Part 2A of the Environmental Protection Act 1990.

Additionally the developer has a responsibility to protect the welfare of construction workers operating on potentially contaminated sites and to manage other potential environmental impacts arising from development, such as control of dust and odour and appropriate management of any contaminated spoil.

Whilst the Council may have historical information that suggests a site could be contaminated, the NPPF makes it clear that the responsibility for providing information on whether (a site) is contaminated rests primarily with the developer.

7 The Role of Other Organisations

The Environment Agency is a statutory consultee for many planning applications where development is proposed on potentially contaminated land. The Environment Agency have a duty to protect groundwater and surface waters and the developer will need to ensure that any concerns of the Environment Agency are satisfied prior to development when these receptors are at risk. Groundwater is particularly vulnerable in the south east of East

Cambridgeshire, broadly from Soham southwards including Soham itself, Fordham, Isleham and the villages around Newmarket because these areas are predominantly underlain by a Major Aquifer (Chalk).

The Building Control Surveyor will also need to be satisfied that any risks to the development from potential contamination have been adequately addressed. The Building Regulations 2000 (specifically Part C (Approved Document C: 'Resistance to contaminants and moisture' amended 2013) requires that builders demonstrate that hazards from potential contamination have been properly assessed and appropriate measures put in place to address any risk.

8 Reporting Requirements

It is vital that redevelopment of potentially contaminated land is undertaken with a sufficient degree of transparency and openness. This will maintain public confidence in the development and minimise any potential for blight. Maintaining a comprehensive set of records will assist regulators and ensure that any future enquiries about the development can be answered effectively.

Where a developer is proposing to develop land suspected of being contaminated, it is strongly advised they contact the Council before submitting an application, as the Council may hold additional information of importance.

The scope of work undertaken and subsequent reports should reflect the size and complexity of the site, the nature of the development and the likely contamination risks.

In certain cases, as demonstrated in Figure 1, an 'Environmental Search' report may be submitted to address land contamination issues for a site that is the subject of a planning application. These reports are basic, generic, non-interpretive reports comprising records of former landuses, the environmental setting and the sensitivity of a site to any land contamination. They may also address other issues, such as flooding. Due to the lack of a conceptual model and other elements of a Phase I Assessment (see Section 9.1) contained

within these reports, they should only be used on very low risk sites although the records they contain should constitute part of a full Phase I Assessment in most cases.

All assessments should be carried out in accordance with current guidance and best practice, with particular reference to the Environment Agency (2004) 'Model Procedures for the Management of Land Contamination' (CLR11).

9 Guidance on Environmental Risk Assessment

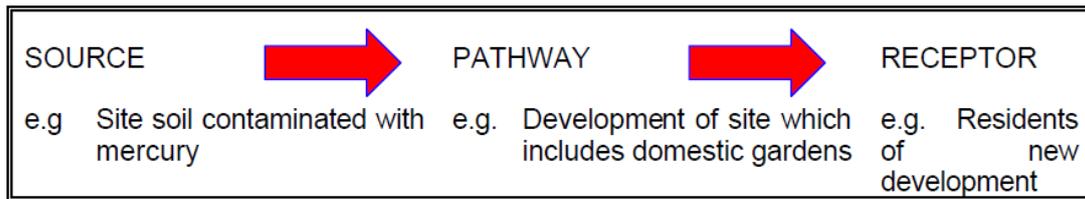
The report on a potentially contaminated site should take the form of an Environmental Assessment that may comprise up to three phases including assessment, investigation and remediation as outlined in Appendix B (not an exhaustive list of requirements or comprehensive or definitive guidance). It is necessary to complete each phase to determine whether it is necessary to progress to the next. Reference should be made to the 'Guidance for the Safe Development of Housing on Land Affected by Contamination: R & D publication 66' (Environment Agency, NHBC & CIEH, 2008), Environment Agency Science Reports and Groundwater Protection: Principles and Practise GP3, 2013).

9.1 Phase 1 – Hazard identification and assessment

This phase involves the collection of information in order that a '*conceptual site model*' can be established, this model can be represented visually or in a text format. This model considers all potential contaminant sources, pathways and receptors, defined as a contaminant linkage (see Figure 2 below).

The report should document the site history, back to *greenfield*, and identify all potentially contaminative land uses and contaminants that may be present on the site. It should then be possible to carry out a preliminary (qualitative) risk assessment and determine whether further investigation work is necessary.

Figure 2: A Contaminant linkage



9.2 Phase 2 – Risk estimation and evaluation

This phase involves the design and implementation of a Site Specific Survey. Intrusive investigation and chemical analysis provides data to undertake risk estimation against generic assessment criteria in the form of a Generic Qualitative Risk Assessment ('GQRA'), this information will allow the conceptual model to be refined if appropriate or will act as validation of the model. Where unacceptable risks are identified detailed, site-specific risk evaluation should be carried out in the form of a Detailed Quantitative Risk ('DQRA') Assessment.

9.3 Phase 3 – Remediation; design, implementation and verification

Where unacceptable risks are identified in Phase 2, it will be necessary to submit a remediation strategy. This document will detail the steps to be taken to remove or manage all risks identified. Details of the works required to implement this strategy must be submitted to the Council (and the Environment Agency in cases where controlled waters are at risk) for approval before the works commence.

Following completion of the remediation works, a Verification Report must be submitted demonstrating that the works have been successful and remediation targets achieved. See Appendix B for required content of these reports.

Any unforeseen contamination should be dealt with in an appropriate manner and consultation with the Council in these circumstances is advisable.

Satisfactory arrangements must also be made for any ongoing monitoring or maintenance of remedial measures that may be required. It is expected that all stages will be carried out in accordance with current good practice and guidance. Details of appropriate technical guidance are given in Appendix D.

Similarly should the Phase I or II Assessments indicate that no contamination concerns exist then no further action is necessary, though again it is necessary to submit the report and confirm this with the Council before proceeding further. A checklist for each stage of this procedure is included in Appendix B of this document. Failure to follow this procedure will be seen as a significant failing on the part of the person submitting the planning application.

A more detailed description of the various stages of investigation of a potentially contaminated site can be found in CLR 11: The Model Procedures, published by DEFRA 2004 and the 'Guidance for the Safe Development of Housing on Land Affected by Contamination: R&D publication 66' (Environment Agency, NHBC & CIEH, 2008).

9.3.1 Category 4 Screening Levels and Suitable for Use Levels

The Council have taken a pragmatic approach towards the use of DEFRA's Category 4 Screening Levels ('C4SLs') document (2013) and CIEH/LQMs Suitable for Use Levels ('S4UL') document issued in late 2014. These are generic assessment criteria which are based on slightly different levels of acceptable risk.

The position is outlined as follows, and has been developed in conjunction with other Cambridgeshire authorities so it should be consistent across the County although it is advised that each respective district is contacted directly for their current position, this does not represent a formally agreed Cambridgeshire position, just the position relevant to East Cambridgeshire

C4SLs can be used as tier 1 generic screening criteria within the planning regime alongside other generic assessment criteria which currently includes

LQMs GACs & the EAs SGVs. Unless a wider publication of C4SLs is released, LQMs S4ULs will also be used in this way where no C4SL exists. It would be requested from the applicant that a higher degree of confidence, site information and characterisation be included within any assessment where the site data indicates an exceedance of the GAC but not the C4SL for that particular contaminant just to ensure the site is suitable for use and as close to 'safe' as is reasonably achievable within the current planning regime. This relates to all C4SLs but with Lead, the C4SL will be the only form of assessment criteria.

10 Submission Guidelines & Discharge of Conditions

Formal submission of reports, for the purposes of discharging planning conditions, should be sent directly to the Planning Officer; three hard copy reports should be submitted. Upon receipt of either a satisfactory Phase 1 or a Phase 2 report indicating no further investigation or remediation is necessary, or a satisfactory Verification Report following successful remediation, the Councils Environmental Services department will notify the Planning Officer who will proceed to discharge any outstanding contaminated land conditions on the relevant planning permission.

Applicants are also strongly encouraged to also submit electronic format reports, in addition to hardcopy versions, either on CD-ROM or by email.

11 Access to Environmental Information

Information held by East Cambridgeshire District Council is governed by the requirements of the Environmental Information Regulations 2011, Freedom of Information Act 2000 and Data Protection Act 1998.

The Town and Country Planning Act 1990 also requires that all information submitted in support of a planning application be placed on the Planning Register and be publicly available, unless certain restrictive circumstances apply.

It should therefore be routinely assumed that all information submitted to the Council would be available for public inspection. All reports that are submitted should be devoid of any commercially sensitive information such as rates or quotes for additional works.

12 Environmental Impact Assessment

Certain applications may fall within the scope of the Environmental Impact Assessment Regulations 2011. Where this is the case an Environmental Statement will be required to support the planning application, as stipulated by these regulations. It is likely however, that additional information concerning land quality will be required to fully assess applications on potentially contaminated sites, in addition to the consideration contained in a typical Environmental Impact Assessment.

13 Using Consultants and Laboratories

Depending on the type, level or extent of contamination, it is likely that a specialist consultant or service (e.g. analytical laboratory) will be required during the process of investigating, assessing and remediating land contamination. Care should be taken in appointing a consultant, opting for a well experienced, sufficiently competent and qualified person or company that carries appropriate levels of professional indemnity insurance.

All reports should be prepared by appropriately qualified professionals and comply with current good practice and guidance. Accredited drillers and laboratories should be employed for all investigation and analysis. Copies of the full laboratory results should be appended. Sampling methodologies, chain of custody information, all borehole logs and risk assessment calculations should also be included.

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 but can provide a list of companies who have submitted assessments previously or who have requested to be included on the list.

APPENDIX A - Examples of Potentially Contaminating Land Uses

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, recycling and processing.
- 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.
- Refuse tips, Landfill sites 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.
- 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.

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.

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 when assessing the content of any assessments submitted in response to a land contamination planning condition or in the case of pre-application, to avoid the need for such a condition being attached. If any of the items listed below are not submitted in the reports then a full explanation should be included as to their omission. 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.

Phase I Assessment

Hazard Identification

- Purpose and aims of the study;
- Site location and layout plans appropriately scaled and annotated;
- Appraisal of former site uses from historical maps, business directories and local knowledge (including library records etc);
- Contact East Cambridgeshire District Councils Environmental Services Department to obtain any available information;
- Appraisal of site walkover study considering any obvious signs of contamination, damage to fauna, flora or eco-systems that may be pollution related;
- 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; and,
- Review of any previous site contamination studies (desk based or intrusive) or remediation works.

Hazard Assessment

Preliminary assessment of risks to include:

- Appraisal of potential contaminant sources, pathways and receptors;
- Identification of contaminant linkages;
- Development of a conceptual site model; and,
- Proposals for Intrusive Investigation, if required.

Phase 2 Assessment

Risk Estimation

The design and implementation of a site specific investigation including:

Site investigation methodology including:

- Plan showing exploratory locations, on-site structures, above / below ground storage tanks etc (appropriately scaled and annotated)
- Justification of exploratory 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 with current quality standards (i.e UKAS and MCERTS) for the testing methods used. Results should be accompanied by an estimate of precision, a description of the testing methods used and a signature of appropriate laboratory staff responsible for the testing).

Results and findings of investigation, including:

- Description of ground conditions encountered
- Copies of laboratory results
- Discussion of soil / groundwater / surface water contamination encountered
- Conceptual site model

Risk Evaluation

- Risk assessment against appropriate criteria e.g. SGVs
- 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.

Phase 3: Remediation

Design

Where a Phase 2 identifies unacceptable risks 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 licenses 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 and Verification

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 strategy
- 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, including analytical confirmation of any material utilised in remedial scheme, such as topsoil utilised in a cover system
- Ground gas and groundwater monitoring data, including an account of Radon gas.
- 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**

Scientific Officer (Environmental Services)

Planning Officer (Development Services)

East Cambridgeshire District Council

The Grange

Nutholt Lane

Ely

Cambridgeshire

CB7 4EE

Tel: 01353 665555

<http://www.eastcambs.gov.uk/>

Email: customerservices@eastcambs.gov.uk

Relevant contacts for the regulation of land contamination through the
development control process.

Environment Agency

Contaminated Land Officer

Environment Agency

Bromholme Lane

Brampton

Huntingdon

Cambridgeshire

PE28 4NE

Tel: 03708 506 506

<http://www.environment-agency.gov.uk/>

Email: enquiries@environment-agency.gov.uk

Relevant contact for issues including controlled waters, flooding and MCERTS
accreditation.

APPENDIX D – References

British Standards Institute (BSI) BS5930: The Code of Practice for Site Investigations, 1999.

British Standards Institute (BSI) BS10175, Investigation of potentially contaminated sites, Code of practice, 2011.

CIEH/LQM Suitable for Use Levels Human Health Risk Assessment, 2014.

CIEH/CL:AIRE, Guidance on comparing soil contamination data with a critical concentration, 2008.

CIRIAPublication C665 Assessing risks posed by hazardous ground gases to Buildings, 2007.

DEFRA SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document, 2014.

DEFRA, Contaminated Land Statutory Guidance 2012, Environmental Protection Act 1990: Part 2A.

DEFRA/Environment Agency, Model Procedures for the Management of Land Contamination (CLR11), 2004.

Environment Agency, Environment Agency Guidance on Requirements for Land Contamination Reports, 2005

Environment Agency, Updated Technical Background to the CLEA Model, Science Report SC050021/SR3, 2009.

NHBC, Environment Agency, Chartered Institute of Environmental Health,
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