



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

The National Planning Policy Framework (NPPF) states that land contamination is a material planning consideration when making decisions on planning applications. The NPPF also states that it is the developer's responsibility to identify land affected by contamination and to ensure a safe development. Additionally the NPPF acknowledges that the sensitivity of the area, or proposed development, should be considered and so the Dacorum Borough Council Environmental and Community Protection Team has identified the following '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 contamination assessment and investigation. Therefore, the Council has prepared a short questionnaire to be completed by planning applicants for **small (1-2 dwelling) housing developments on existing residential or green-field 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 about the self assessment, please do not hesitate to contact the Environmental and Community Protection Team via 01442 288000 or ecp@dacorum.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 website www.dacorum.gov.uk.

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 that you provide should also include your interpretation of whether or not you think that there is the possibility of any potential sources of contamination that could affect the proposed use of the site. Please include photographs where appropriate.

1. Description of the 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 soft landscaped gardens planned for the development.

2. Historical 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 any historical maps or other supporting documents to which you have access. Include your own comments about the previous uses and any information from persons of long-standing association with the site. Any potential sources of contamination must be marked on a plan of the site.

3. Fuel/oil and chemical storage

Has there ever been any fuel, oil or chemical storage on the site? This should include domestic heating oil tanks, underground or above ground fuel (petrol or diesel) storage tanks and also waste oil tanks. Provide details of any storage facilities including a plan showing current and/or historical 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 infilled 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, electricity and any fuel lines and the location of any substations. The locations of any soakaways and/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 neighbouring the site, for example landfills, filled quarries or filled ponds. Include the locations on the site or the distances 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 geo-technical or other intrusive ground investigations performed on the site.

The format in which all of 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 accuracy. The following Table may be used for this purpose.

Application Number	
Site Address	
Completed By: (print name)	
Completed By: (signed)	
Date of Completion	