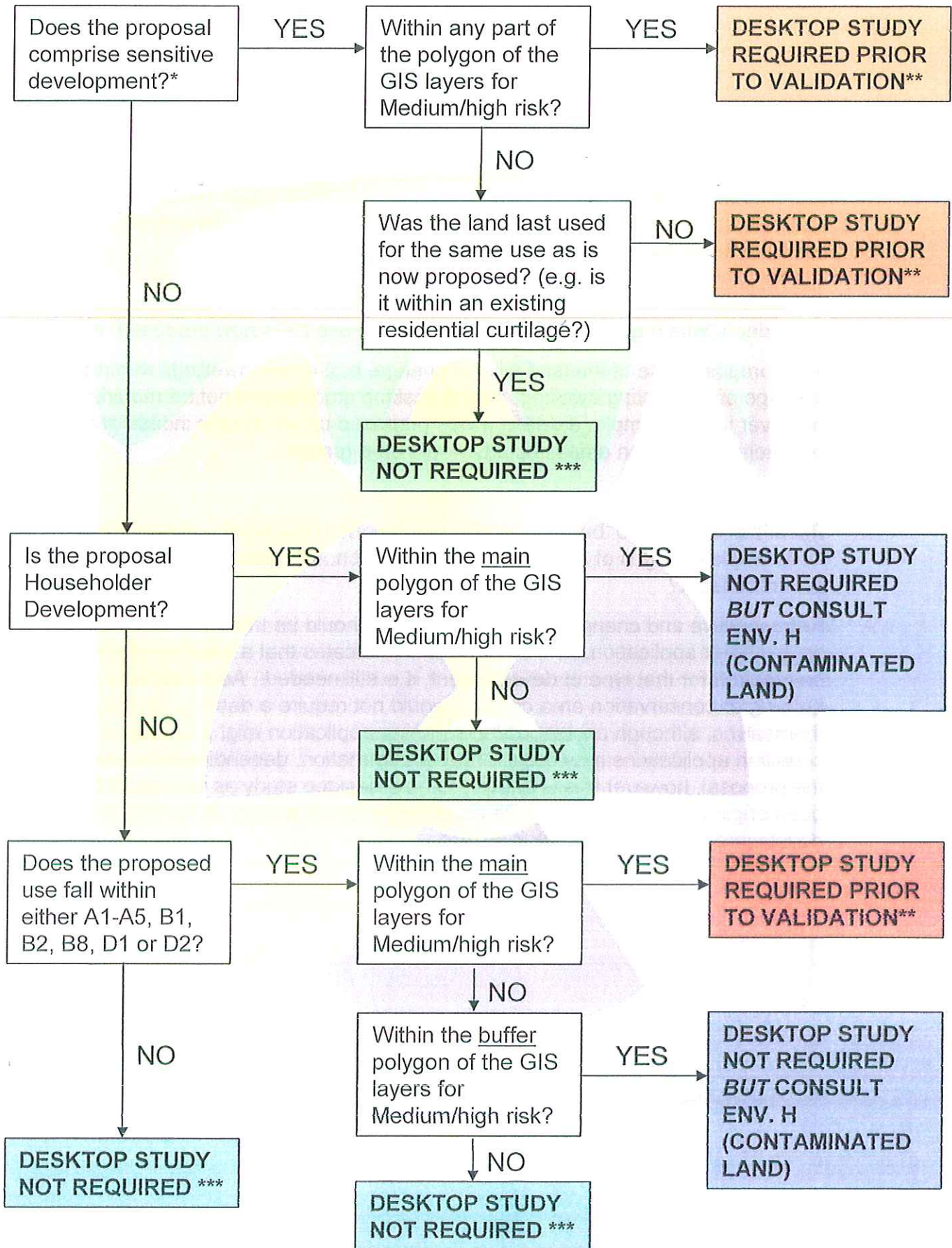


Contaminated Land Validation Flow-chart



* Sensitive development includes dwellings, hospitals, care homes, schools, childcare nurseries or allotments

** Wherever a desktop study is required environmental health (contaminated land) should be consulted

*** note: this may still be required if requested within the application process

Contaminated Land Validation Flow-chart

FAQ

- Q. What does medium/high risk mean, how does this relate to the GIS Layers?
- A. All contamination of a medium or above risk is represented by the contaminated land GIS layers. These layers do not differentiate between what is high or low risk, it is one category. The centre polygon of the layer in GIS represents the area subject to the suspected or known contamination, the outer polygon represents the 'buffer zone' around that area.
- Q. What does "was the land last used for the same use as is now proposed" mean?
- A. If the proposed use of the land will not change, e.g. 4 new dwellings within the curtilage of an existing dwelling, then a desktop study would not be required. However if, for example, a dwelling was proposed on a previous industrial or commercial site, then a desktop study would be required.
- Q. Does this just refer to 'building' works, e.g. involving excavation of land and not, for example changes of use, variation of condition, retrospective applications or advert consent?
- A. Retrospective and change of use applications should be treated in the same way as any other application, so if the flow-chart indicates that a desktop study would be required for that type of development, it is still needed. Advertisement, listed building or conservation area consent would not require a desktop application themselves, although an associated planning application might. Variation of condition applications may require further information, depending on the nature of the proposal, however this is unlikely to be a desktop study as this would have been originally required and gives an overview of the history of the site, not the development proposed. – ask if unsure.