

CONTAMINATED LAND

Contaminated Land

Contaminated land is land where substances in or under the land mean that it is actually or could potentially be hazardous to health or the environment.

There is a legal definition of contaminated land and all Local Authorities now have a duty to identify any contaminated land which is hazardous to health or the environment and they must follow the legal rules in checking whether the land is causing a problem.

A site affected by contamination may need some form of remediation before it can be used and there are many ways in which this may be achieved.

If the history of the land that your home is built on is one of industrial use waste disposal or mining it may be possible (but by no means certain) that ground contamination may be present. In purchases, mortgages and leases, solicitors may advise of potential liabilities associated with contaminated land and may make specific enquires of the seller.

Brownfield Land

Sometimes we also hear about contaminated land when old industrial sites are re-developed. These sites and other previously used land have become derelict and fallen out of use – this type of land is known as 'brownfield' land. The terms 'brownfield' and 'contaminated' land often become confused but they are not the same.

For developers and owners of land, brownfield sites are difficult to develop compared with land that has not been used previously – it may be contaminated, there may be structures that require demolition, presence of rubble or infill of un-acceptable quality. Brownfield re-development can benefit both private and public investors and communities. For the investor, there is potential for profit on unused or under-utilised properties. For the local community there is potential for housing, employment opportunities, and creation of new spaces for leisure or recreation. Overall this leads to improvements in the community's quality of life and minimises the impact on urban sprawl affecting surrounding countryside.

ADK can conduct the below services with initial findings normally made available to the client within 5 working days.

ASSESSMENT

- Investigation of site history
- Establishment of under-lying geology and hydrology
- Visual inspection of the existing site
- Obtaining relevant service information
- Providing evidence of previous investigations

SITE INVESTIGATION

- Agreement of sampling protocols and objectives
- Site investigation works
- Laboratory analysis
- Report on nature and distribution of contaminants

SITE REMEDIATION & MANAGEMENT

- Method statement review
- On-site supervision (Environmental Clerk of Works) whilst remediation is under way
- Liaison with enforcement authorities and provision of expertise

