
Soil Environment Services Ltd

Desktop study/ Phase 1 contamination investigation Information sheet

Our desktop study has *in general* been designed to meet the requirements of a planning condition. The study also meets the needs of parties involved in property transactions who need to quickly assess liabilities. We continually update this study in line with on going UK Government guidance.

The investigation includes:

Data collection

- A comprehensive set of historical maps dating back to 1850
- Information on pollution incidents
- Details of local, current and past landfill sites
- Radon gas status of the site (based on mapped data)
- Location of current fuel filling stations within 250 m
- List of pollution inventory sites within 250 m
- Account of the soils and geology
- Details of the hydrology and groundwater
- Request for information from the local authority (Some councils levee a charge for information and many can take a number of weeks to reply. Hence we usually need to finish the investigation with this section pending).

Reporting

- A conceptual site model which involves an environmental consultant examining all of the above information and developing a dynamic working understanding of all the processes taking place at the site.
- A risk assessment which involves determining any plausible pollutant linkages between possible contamination sources on or within a significant distance of the site and receptors on or off the site such that liabilities are understood.
- A conclusion stating in our opinion if the site is risk free or whether further investigation or remediation is needed and the methods these should take.

Site walkover survey (if needed)

- In some instances a site walkover survey may be needed. This will incur an additional cost. We will inform you at the start of the survey if we consider this to be the case or later after having reviewed the historical information.
N.B. The council may request a walkover survey at a later date.

The investigation is designed with reference to the UK guideline documents:

CLR11 Model procedures for the management of land contamination DEFRA EA
BS10175 Investigation of potentially contaminated sites. Code of practice British Standards Institute
Guiding Principles for Land Contamination (GPLC). Environment Agency (2010)
CIRIA C665: Assessing the risks posed by hazardous ground gases to buildings, 2007
DoE Industry Profiles – Environment Agency

Local authority decision

It is the decision of the contaminated land officer that ultimately will release a planning condition and their conclusion may vary from our conclusion. They may request further minor items of information or a change in report format. We will provide these at no additional cost pending the exact request. However, they may also request an intrusive investigation when we have considered this not to be needed. This will incur further costs.

You will receive an electronic copy within approximately 7-10 working days of commission.
Paper bound copies incur an additional fee.

Please contact one of our team on the number or email below to discuss any queries you may have.

Soil Environment Services Ltd

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