Royal Borough of Windsor and Maidenhead
Local Plan Adopted July 1999

Cookham Gas Holder Station -
Development Brief
Supplementary Planning Guidance

Planning Policy Unit       June 2003
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INTRODUCTION

This development brief is intended to give prospective purchasers and developers planning guidance on the future development of the Cookham Gas Holder Station, Whyteladyes Lane, Cookham. The proposal is for a residential redevelopment. Part of the site is likely to be retained for operational purposes by Transco. This development brief was adopted as Supplementary Planning Guidance on 26th June 2003. It has been subject to the procedural requirements of Planning Policy Guidance Note 12: Development Plans. A consultation statement has been prepared to accompany this development brief.

THE SITE AND ITS SURROUNDINGS

The site is located in the south west corner of Cookham Rise (see Appendix 1). The total site size is approximately 1.15 hectares (2.85 acres). Site ownership is split between SecondSite Property and Transco, both of which are subsidiaries of National Grid Transco. SecondSite Property is responsible for the management and disposal of surplus land / properties and advises Transco on its landholdings.

The site is currently utilised by Transco although the gasholders have been removed. The extent of the developable area is likely to be reduced by the wish of Transco to retain part of the site as an active facility.

The site enjoys a significant tree and hedgerow screening around its perimeter and there is a notable fall in ground level overall from north to south. The central area of the site is at a lower level from that of the surrounding land. None of the current buildings found on the site are worthy of retention.

There are two existing vehicular access points onto the site, both located centrally on Whyteladyes Lane. Bus routes between Cookham area, Maidenhead and High Wycombe run along Whyteladyes Lane and two request bus stops are in proximity to the site. Cookham Railway Station is located 10 minutes walk to the north of the site and provides a service between Marlow and Maidenhead.

The area is located on the urban / rural fringe with farmland behind the houses on the opposite of Whyteladyes Lane. The surrounding built form is strongly residential comprising a mixture of mainly two-storey semi-detached, terraced and flatted dwellinghouses. Located five minutes walk to the north east of the gas holder station site is the Alfred Major Recreation Ground.
PLANNING POLICY CONTEXT

The adopted development plan comprises the Berkshire Structure Plan 2001-2006 (adopted 1995, modified 1997) and the Royal Borough of Windsor and Maidenhead Local Plan (adopted 1999). The Deposit Draft Berkshire Structure Plan 2001-2016 was placed on first deposit in March 2002. Reference to individual policies is made when appropriate within the main text in this document.


DEVELOPMENT PROPOSAL

Suggested Form of Development

The site, which falls within the settlement area of Cookham, is not specifically designated within the RBWM Local Plan for any particular purpose. Given the character of the surrounding area, the proximity of existing housing and the nature of the local road network, a residential redevelopment is the preferred option.

Design Matters

“Good design should be the aim of all those involved in the development process” (Planning Policy Guidance Note 1: General Policy and Principles, 1997). Applicants seeking planning permission should be able to demonstrate how they have taken account of the need for good design in their proposal. Given the sensitive nature of the Cookham Gas Holder site, any developer should submit a design statement to support their planning application. General advice on design statements can be found in Appendix 2 of this report.

Planning Policy Guidance Note 3: Housing, encourages the efficient use of land by advocating residential densities of between 30 and 50 dwellings per hectare. RBWM Local Plan Policy H11 states that in established residential areas, planning permission will not be granted for schemes which introduce a scale or density which would be incompatible with, or cause damage to, the character and amenity of the area. The surrounding area contains a mix of dwelling types and density and the Council considers that a residential density of 40 dwellings per hectare can be successfully achieved on the site. RBWM Local Plan Policies H8 and H9 encourage developments which include dwellings for smaller households and those with
special needs. A proportion of the dwellings should be accessible to the disabled and be capable of adaptation to residents’ changing needs, i.e. ‘lifetime homes’.

The design and scale of any new buildings should have regard to the character of the adjacent areas, but there may be some scope for increased height away from the periphery of the site either in the form of a localised raising of roof lines or through the utilisation of roof spaces. The layout of flatted dwellings should allow for a dedicated bin storage area within the vicinity of each building.

The garages on Windmill Road, to the east of the Cookham Gas Holder site have been identified as a possible future development site. Any scheme should take account of this further opportunity by allowing for a pedestrian / bicycle link within any proposed layout. The garage site is owned by the Maidenhead and District Housing Association.

Trees and Hedgerows

The site benefits from hedgerow and tree screening, particularly the extensive native hedgerow fronting onto Whyteladyes Lane. This hedgerow is an important and pleasing natural feature, providing a link to the rural aspects of the locality and is supplemented by half a dozen or so trees which provide structure and variation. Along the northern and eastern boundaries of the site are other trees, many of which are small and are of varying quality but due to their position they could be useful to providing some screening to a new development from the neighbouring private residential properties and nearby roads. Any planning application must be supported by a detailed tree survey, in accordance with British Standards 5837:1991 ‘Trees in Relation to Construction’. Wherever practicable any redevelopment scheme should allow for the retention of existing suitable trees and include proposals for further soft landscaping including tree planting. The hedgerow fronting Whyteladyes Lane is an important local feature and provides a valuable habitat. Any development should retain and improve this hedgerow. A landscaping strategy should be considered as part of the design process with appropriate details outlined within the design statement. Landscaping should be high quality and will require the approval of the Council.

The north western sector of the site appears as a natural area, which is comprised of a grass sward with interspersed scrub. Large diameter deadwood is present on the site boundaries. This sector especially may provide a habitat for protected and locally significant species, including butterflies and other insects, grasses and fungi. Any planning application should be supported by an ecological survey to ascertain the biological importance of the whole development site, and include a consideration of the wider area.
Secure by Design

In order to ensure that new development meets with ‘Secure by Design’ standards, developers will be required to consult with the Crime Prevention Design Advisor for Berkshire and demonstrate that proposals comply with the Department of the Environment Circular 4/94 ‘Planning Out Crime’.

Access and Parking

RBWM Local Plan Policy T5 states that all new development proposals will be expected to comply with the Council’s highway standards. While many highway requirements are dependent upon the form of a proposed development, applicants are advised to pay regard to the following general advice.

In providing the principal access from Whyteladyes Lane, applicants are advised to provide visibility splays of 4.5 x 90 metres in each direction and an internal carriageway width of 4.8 metres. Any layout should provide refuse and pantechnicon turning heads. Should vehicle ramps be utilised for any aspect of the development these should not exceed a gradient of 1:8.

The availability of car parking can have a major influence on the choice of means of travel and can take up considerable space within a development site. While there is no defined minimum requirement for car parking, the identified needs for car parking should be met within the site boundaries. Any lack of provision does not necessarily mean that future residents will not be car owners. Residential car parking requirements vary according to the size and form of the dwellings to be provided. Applicants should have regard to advice contained within Planning Policy Guidance Note 3: Housing, that developments should not provide more than 1.5 off-street car parking spaces per dwelling. More detailed advice on parking should be sought by contacting the Council’s Highway Officer prior to the submission of a planning application.

The Cookham Gas Holder Station is located near the cycle network linking to the Maidenhead town centre. Government transport policy is focused towards providing alternative means to travel other than the private car. To encourage the use of bicycles, any development should provide the opportunity for secure bicycle storage, for example through facilities internal to any flatted development or in the form of small sheds for each dwelling. RBWM Local Plan Policy T7 supports the consideration of cycling in new developments.

Developers preparing a planning application should contact the Council’s Transport Unit to discuss whether a Transport Impact Assessment would be required.

Should the proposed development be judged to generate additional traffic or safety concerns to the extent that the development cannot proceed without physical improvements to the road infrastructure, the developer will be expected to implement such improvements that would mitigate the effects or, should the Council undertake the work, meet the full cost of the improvements.

Developers when preparing a planning application should contact Transco over their operational requirements, including whether a dedicated access is required for any retained facility.
Affordable Housing

Berkshire Structure Plan Policy H7 and RBWM Local Plan Policy H3 (supported by Supplementary Planning Guidance) require the provision of affordable housing on sites over 0.5ha or schemes providing an increase of 15 or more net additional dwellings. The Council’s Housing Needs Survey (1998) identified 169 households in need and a further 324 are on the Council’s housing waiting list requesting the Cookham Area. The Council believes the situation is unlikely to have improved since 1998. Given the identified need and the site’s benefits of good public transport links and local services the Council will seek the provision of 40% of the total units provided on the site for affordable housing. In final negotiations the Council will have regard to the advice of the Department of the Environment, Transport and the Regions Circular 06/98 ‘Planning and Affordable Housing’ to consider any particular costs associated with the development of the site.

Public Open Space

Policy R3 of the RBWM Local Plan requires that all residential developments should make provision for public open space in accordance with the minimum standard of 4.3ha per 1,000 population. Policies R4 and R5 set out the minimum requirement for on-site public open space provision including the potential need for a Local Area for Play (LAP) or Local Equipped Area for Play (LEAP). When found to be acceptable, any shortfall in on-site provision must be accounted for by a pro rata financial contribution towards off-site provision by the Council. Development plan policy is currently supported by a Supplementary Planning Guidance. Further policy details can be found in Appendix 3.

Education

Where a new development generates additional nursery, primary or secondary school places which cannot be met by the existing schools most likely to serve that development, the developer will be expected to meet the full costs of any additional accommodation required.

When preparing their plans developers are encouraged to contact the Council’s Education Department, who will be able to advise on the current capacity of the schools in the vicinity of the of the project and the extent to which any additional capacity or facilities may be required. At September 2002 both the local primary and secondary schools were operating near or at capacity.

Utilities

Thames Water has advised the Council that the sewerage system in proximity to the gas holder station site is operating close to capacity. Developers will be required to demonstrate that adequate provision is made for foul drainage both on and off site, and will be expected to fund any necessary investigations and works including the upgrading and relocation of facilities should this be necessary.

In the disposal of surface water, Thames Water requires the separation of foul and surface water sewerage on new developments. It is the responsibility of a developer to make proper provision. Surface water must not be allowed to drain into the foul sewer as this is a major contributor to sewer flooding.
Developers should ensure that up-to-date information is obtained to support any development proposal.

Contaminated Land

The activities associated with the holding of gas are likely to have resulted in ground contamination. Prospective purchasers and developers are encouraged to investigate fully the issue of contaminated land prior to submitting a planning application. Applicants should submit a desk study report documenting the site history, a site investigation report documenting the ground conditions of the site, and a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed. Developers should contact the Council’s Environmental Health Service to agree the scope of a contamination investigation.

The results of the soil, gas and ground water investigation will be used to determine what remediation measures might be required, although this will also be dependent on the final proposed land uses. Any remedial design measures will have to be approved by the Council before development commences. Further advice on investigating contaminated land is attached in Appendix 4.

Groundwater Source Protection Zone

The Environment Agency has defined a number of Source Protection Zones (SPZ) surrounding wells, boreholes and springs which help in indicating the risk to groundwater supplies from potentially polluting activities. Developers are advised that the site falls within the ‘inner protection zone’ of the SPZ at Cookham. Under Berkshire Structure Plan 1991-2006 Policy EN2 and the RBWM Local Plan Policy NAP4, planning permission will not be granted for developments which might pose an unacceptable risk to the quality of groundwater or surface water. Applicants will be required to submit details of measures designed to ensure no detrimental effect on surface and ground waters. The Council will liaise with the Environment Agency in respect to such measures. The Council has produced detailed Supplementary Planning Guidance on pollution of groundwater and surface water.

Environmental Impact Assessment

Environmental Impact Assessment (EIA) is an important procedure for ensuring that the likely effects of new development on the environment are fully understood and taken into account. The Department of the Environment, Transport and the Regions publication ‘Environmental Impact Assessment: a guide to procedures’ advises that where there is a high level of contamination an EIA may be required should the proposed development be judged likely to give rise to significant environmental effects. The submission of an EIA, and its findings, does not indicate the acceptability of any planning application.

The current nature and extent of ground contamination is presently unknown. Any developer should provide information, preferably before the submission of a planning application, to allow the Council to make a screening opinion as to whether an EIA is required.
Planning Policy Guidance Note 16: Archaeology and Planning, advises that developers should undertake an initial assessment of whether a site is known or likely to contain archaeological remains. The Council’s archaeological consultant advises that there are no records of archaeological finds in this area of Cookham.

PLANNING APPLICATIONS

A comprehensive scheme for the whole site is required, which should provide details of the area of the site to be retained for operational purposes and the position of the high-pressure gas pipeline and any other significant apparatus which serves the site. A piecemeal approach to development would be inappropriate given the site context and any planning applications for individual portions of the site are likely to be refused.

CONTACTS

Planning Policy  
Ian Bellinger  
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01628 796634

Development Control  
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Principal DC Officer  
01628 796000

Highway Authority  
James Turner  
Assistant Highway Officer  
01628 796160

Environmental Health  
Paul Burns  
Environmental Protection Officer  
01628 683602

Housing Unit  
Chris Thomas  
Head of Housing Policy  
01628 796091

Tree Unit  
Helen Leonard  
Arboricultural Coordinator  
01628 796094

Landscape  
Glenn Satterthwaite  
Landscape Officer  
01628 796048

Community Partnerships: Recreation  
Kate Dagnall  
Environment Officer  
01628 796093

Education Department  
Deborah Clark  
Education Officer  
01628 796961

Other useful contacts:

SecondSite Property:  
Aviary Court, Wade Road, Basingstoke, Hampshire, RG24 8GZ.  
Tel: 01256 308803.
Maidenhead and District Housing Association:
Crown House, Waldeck Road, Maidenhead, Berkshire, SL6 8BY.
Tel: 01628 543167.

Crime Prevention Design Advisor:
Thatcham Police Station, 20 Chapel Street, Thatcham, Berkshire, RG18 4QL.
Tel: 01635 295156.

Thames Water Utilities:
Kew Business Centre, London.
Tel: 0207 713 3877.
APPENDIX 1: SITE PLAN INCLUDING OWNERSHIP
APPENDIX 2: DESIGN STATEMENTS

A design statement is a method by which developers can show how they have taken into account good design in their development proposals. It should include the relationship between buildings, between buildings and streets, water and open spaces. It should demonstrate how the proposal fits into the context of the site and its local distinctiveness, how it relates to its immediate surroundings and, if appropriate to wider parts of the area. Design statements are a requirement of Planning Policy Guidance Note 1 (Annex A) issued by the Department of the Environment in 1997.

A design statement would generally be required when seeking planning permission for a major development or even for smaller developments in sensitive locations, such as conservation areas or prominent sites.

A design statement helps the local planning authority, councillors and the public both to understand fully the proposal and the principles of the design, and be able to consider the proposal against the design policies of the development plan.

There are three essential steps to producing a design statement:

- Site analysis and evaluation;
- Establishing design principles;
- Creating design solutions.

Step 1 – Site Analysis and Evaluation

This is a factual account either in writing and/or with drawings explaining the site within its context, for example conservation area, employment area, rural character etc. This can only be done by an examination of the site and its surroundings and cannot be done as a desktop exercise. It is important that this analysis has its basis in fact and reason rather than opinion and should include:

- An explanation of the constraints and opportunities the site has in terms of its context, for example local buildings styles, street patterns, the nature of spaces between buildings and their uses, the character of the areas, proximity to listed buildings etc.
- An explanation of the constraints and its opportunities the site has in terms of its design, for example important views, features which are detrimental and need to be addressed, changes of levels, physical features such as underground services, drainage systems etc.

Step 2 – Establishing Design Principles

These should be the main criteria which the design needs to achieve. These principles should be so important that they are not easily changed. They should not be listed as preferences but a clear statement of what needs to be included in the design and should remain consistent irrespective of any approach taken. These principles may also include critical constraints to the developer such as the minimum floorspace to be achieved, the importance of signs to a commercial proposal, or financial constraints, etc. Principles that are a requirement of the local planning authority as set down in the development plan and supplementary documents should also be included.
It is important to understand that each site and proposal is unique and there is not a right or wrong set of design principles. The important point to remember is that design principles should be able to be justified against the site analysis and evaluation.

The design principles should be clearly related to the site analysis and evaluation findings, and will vary in number and complexity from proposal to proposal (for extensions or alterations to dwellings it is likely there may be only one or two principles, for example the extension should be designed not to cause harm to the neighbour). In more complex proposals, design principles may include the retention of important public views, mass and scale of buildings should be similar to those in the street or conversely a new building ought to be larger because of the site’s relationship to neighbouring buildings. Important trees may need to be kept or the buildings may need to face a particular way or be in specific positions to meet the needs of industrial activities, etc.

Step 3 – Creating the Design Solution

The third stage is to produce the design solution. There may of course be several design options. Council officers will be pleased to discuss any options prior to a planning application being submitted. The important factor is that the design solution should incorporate the design principles, which in turn can be justified against the site analysis and evaluation. The design statement should not simply seek to defend a design solution; without proper site analysis and design principles the design is likely to be flawed.

There are no sets of rules that dictate in what form a design statement should be presented. It is likely to include a short written statement setting out the constraints, opportunities and design principles together with illustrative materials in plan and elevations as appropriate. The design statement should relate to the wider context of the site and not be restricted to the application site itself. Plans and drawings do not necessarily need to be precise and could take the form of sketches or artist illustrations.
APPENDIX 3: PUBLIC OPEN SPACE PROVISION

Berkshire Structure Plan 1991-2006 Policy R5:

“Provision should be made in association with new development for facilities for sport and recreation, including public open space, on a scale which reflects the needs arising from the development and in a form which complements the existing provision.”

RBWM Local Plan Policy R3:

“The borough council will require new housing developments to make appropriate provision for public open space in accordance with a minimum standard of 4.3ha per 1,000 population.”

RBWM Local Plan Policy R4:

“The borough council will require new housing developments to allocate a minimum provision of public open space on site in accordance with the following standards:

<table>
<thead>
<tr>
<th>Size of site</th>
<th>&lt;0.4ha</th>
<th>0.4-1.0ha</th>
<th>&gt;1.0ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum % of gross site area to be public open space</td>
<td>None</td>
<td>Childrens play space only (Policy R5)</td>
<td>15%</td>
</tr>
</tbody>
</table>

The provision of public open space should be contained within one area and not be spread throughout the site.

The borough council will seek a capitalised maintenance payment for the future management of public open space.”

RBWM Local Plan Policy R5:

“Within new housing developments of family houses on sites larger than 0.4ha or 15 units (whichever is the smallest), the borough council will require, in appropriate locations, a Local Area for Play (LAP).

Within new developments of family houses on sites larger than 0.8ha or 50 units (whichever is the smallest), the borough council will require, in appropriate locations, in addition to on site local areas for play, a Local Equipped Area for Play (LEAP).

The standards set out in appendix 2 (of the RBWM Local Plan) will be applied but this provision may form part of the public open space provision required by Policy R4.”

Off-site financial contribution (2001/2)

The provision on site to the full standard of 4.3ha per 1,000 population is only likely to be practical on very large sites. This is recognised by the RBWM Local Plan. All new housing developments are however expected to contribute to the provision of open space which is required to meet the needs of that development. Where it is not practical to provide to the full open space standard on site any shortfall can be made up by means of a pro rata financial
contribution towards off-site provision, or improvements to existing facilities, by the Council. Developers are advised that the Council will only consider a financial contribution when it is acceptable in planning terms.

The below table can be used to calculate the level of direct public open space provision or any financial contribution. Any financial contribution will be secured by use of a Section 106 planning agreement. The agreement will identify where and how the contribution will be spent.

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Number of Persons</th>
<th>Open Space Requirement (sq.m.)</th>
<th>Total Financial Contribution</th>
<th>Formal Land Purchase</th>
<th>Formal Development</th>
<th>Informal Land Purchase</th>
<th>Informal Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/bedsits</td>
<td>1</td>
<td>43</td>
<td>£1,040</td>
<td>£73</td>
<td>£551</td>
<td>£104</td>
<td>£312</td>
</tr>
<tr>
<td>1 bed</td>
<td>2</td>
<td>86</td>
<td>£2,080</td>
<td>£146</td>
<td>£1,102</td>
<td>£208</td>
<td>£624</td>
</tr>
<tr>
<td>2 bed</td>
<td>3</td>
<td>129</td>
<td>£3,120</td>
<td>£219</td>
<td>£1,653</td>
<td>£312</td>
<td>£936</td>
</tr>
<tr>
<td>3 bed</td>
<td>4</td>
<td>172</td>
<td>£4,160</td>
<td>£292</td>
<td>£2,204</td>
<td>£416</td>
<td>£1,248</td>
</tr>
<tr>
<td>4+ bed</td>
<td>5</td>
<td>215</td>
<td>£5,200</td>
<td>£365</td>
<td>£2,755</td>
<td>£520</td>
<td>£1,560</td>
</tr>
</tbody>
</table>
APPENDIX 4: INVESTIGATING CONTAMINATED LAND

Government guidance recognises that potential contamination is a material planning consideration and that the development phase is the most cost-effective time to deal with problems associated with a past industrial use. The onus is placed on the developer to acquire and disclose all relevant information to provide a scheme for remediation to a standard appropriate to the proposed use.

Site History

When an application for planning permission is made the applicant is required to provide the local planning authority with details of the history of the application site. The information should include a list of existing and previous land uses which have taken place at the site, back to when the land was a ‘greenfield’, i.e. undeveloped, site. Applicants may gain helpful information from local records office, the land registry, property deeds, any current / previous occupier of the land. Documents and plans which indicate the location and condition of any old tanks, pits, fuel or chemical storage areas should be included within any application submission.

Desk Study Report

When developing a site considered as possibly being contaminated, an applicant should submit a comprehensive desk study report. This report formally documents the site history in accordance with DETR guidelines, Contaminated land research Reports 2 ‘Guidance on preliminary site inspection of contaminated land’ and 3 ‘Documentary Research on Industrial Sites’ and ‘Investigation of potentially contaminated sites code of practice’ BS10175:2001.

The applicant will need to demonstrate in the report a comprehensive search of historic maps, trade directories, deeds and any other relevant sources. All relevant maps and drawings should be enclosed along with the full site history including the location of existing/former pits, tanks, fuel / chemical storage and waste disposal facilities. This will enable the applicant and the local planning authority to determine the need, if any, for a site investigation.

Carrying out a site investigation

Developers may choose to progress the investigation work before receiving planning permission. This is strongly encouraged as it will speed up the planning application process and may indicate that further work is not required. However, any such investigation works must be targeted to examine potential problem areas identified by the desk study research. It is recommended that the extent of such work be agreed with the local planning authority in advance.

It is important that developers realise that investigation works are undertaken at the earliest opportunity as the findings of the investigation can have material cost and time implications.

A schedule and programme for the remediation work must be provided to the local planning authority as soon as practicable after conditional planning permission is granted. This is especially important where the generation or migration of ground gases is, or may be, a problem. Where historical maps or existing investigation data indicate such a problem the developer should appoint a competent consultant to investigate in order to determine with
confidence the extent to which gas is an issue. The local planning authority will expect to receive gas monitoring data collected from appropriate locations on at least six separate occasions over a minimum period of twelve months.

Monitoring should be targeted to days when the atmospheric pressure is low and falling, as these are the optimal conditions for gas migration. Further guidance on site investigation can be obtained from the documents listed at the end of this appendix.

**Cleaning up contamination (Remediation)**

Where the investigation phase indicates no significant contamination or gas problem in relation to the proposed end use, the developer will not be required to undertake remedial works. This is consistent with the UK Government's "suitable for use" approach to cleaning up historic pollution.

However, the developer will need to have a contingency plan should the construction phase reveal any contamination, which must be immediately reported to the Council’s Environmental Health service on 01628 683516.

Where the investigation reveals contamination and/or gas, the developer must develop a detailed scheme of remedial works to be taken to avoid any risk arising when the site is developed or occupied. Where ground gases are an issue the scheme must detail the precise methods proposed to prevent the build up of gaseous material within the proposed buildings and under car park areas, arising from the site or adjacent land.

The development shall only be constructed in accordance with the agreed scheme. Any equipment to prevent the build up of gaseous conditions must be fully installed and operating prior to occupation of the development, and thereafter shall be maintained in use at all times and monitored. The Council may require a programme of further monitoring to be undertaken. On completion of the works the developer must provide written confirmation that all the remedial works were completed in accordance with the scheme.

**Further Guidance**

Further guidance on contaminated land issues can be obtained by reference to the documents listed below. Further information is also available from the Department for the Environment, Food and Rural Affairs website (www.defra.gov.uk).

Department of the Environment, Contaminated Land Research Report;
- CLR1: A framework for assessing the impact of contaminated land on groundwater and surface water;
- CLR 2: Guidance on preliminary site inspection of contaminated land;
- CLR3: Documentary Research on Industrial Sites;
- CLR4: Sampling Strategies for Contaminated Land.

Inter-Departmental Committee on the Redevelopment of Contaminated Land;
- ICRCL 59/83: Guidance on the assessment and redevelopment of contaminated land;
- ICRCL 18/79: Notes on the redevelopment of gasworks sites.

Classification and selection of Remedial Methods, CIRIA, Volume IV, 1995 (SP104).

Guidance for the sate development of housing on land affected by contamination (EA/NHBC R and D Pub 66).
