



current and historical use. Completion of the RICS property observation checklist, formal enquiries of the relevant authorities with a formal risk assessment to support the needs of the planning process. We would also determine the extent of any appropriate subsequent site investigation, if this was required, and a cost plan for doing so. In addition to helping the project through the planning process this would assist in the formation of Health and Safety plans as well as giving comfort to other stakeholders in the project.

For sites of up to 1 hectare Wilbourn Associates can undertake such a report for the cost of £1500 + VAT and Disbursements (Enquiries to public sector bodies, travel and subsistence). For larger sites, please contact us for a detailed quotation. This is subject to heads of terms, which can be found on our website together with our complaints handling procedure.

How to instruct us.

We would need a written instruction either by post or to our email address:

instructions@environmental-surveyors.com

We will also need the reference number found on the front page (in the format SCASS / SCPO12345678-1-12) but preferably a copy of the original report.



How long will it take?

Wilbourn Associates aim to provide a report as quickly as possible, but much will depend upon how efficient local authorities are in providing the information we require.



Everything will be done to act as quickly as possible because we realise the need for swift decisive action to enable the project to progress.



Will we simply recommend future intrusive investigation requiring significant cost to you?

No. This is because high quality strategic advice is often sufficient. However, there may well be situations where a property is being redeveloped that it is essential for planning and development purposes and may be required by the consultees to the planning process.



Vision Statement

We operate in a people business and we do business by being accessible, flexible and placing our customers first. This will enable us to: Build a sustainable people focused business which is the first point of call for advice on contaminated land and environmental risk and its impact on land, property and construction.



INVESTOR IN PEOPLE



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ADVANCING ENVIRONMENTAL SOLUTIONS



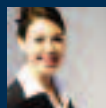
Sitecheck Assess The next steps For redevelopment



WILBOURN ASSOCIATES

Chartered Environmental Surveyors

www.environmental-surveyors.com



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Why has my property been referred?

Unless there are no issues identified and the report is immediately 'Passed', it will be referred to Wilbourn Associates (for their professional opinion) by Landmark Information Group. If there are redevelopment plans for the property and these have been specified in the report then this will also be referred to Wilbourn Associates. Once a report is referred, an environmental surveyor can assess the impact of any potentially contaminative features that have been identified by the computer generated report, which are either on the property or within a specified distance. A decision will then be made as to whether the property is at risk of being either designated contaminated land, and/or the value of the property being adversely affected.

Why has my property been passed?

If the surveyor feels that there is low risk of the property being adversely affected, then the property will receive a 'Passed' document. For example, this may be because the features identified in the report are at a sufficient distance from the property, or are too small a risk to be of consequence. The proposals for the site also have a bearing on the outcome, a property is more likely to be passed if the proposal is refurbishment of an existing building or a change of use rather than the complete redevelopment of a site. This will depend upon how much detail has been supplied.



What is a Further Action document?

When the environmental surveyor has studied historical maps and reviewed selected data provided by Landmark they may have identified a potentially contaminative past or current land use. This may affect either the value of the property or the likelihood of the property being designated 'contaminated land'. As a result the report will be given a 'Further Action'.

more information regarding the site and in the case of a redevelopment for appropriate risk assessments to be carried out.

Please note that the 'Further Action' document is in no way a 'fail' and is only a prompt for the vendor/purchaser to collect

I have received a 'Further Action', what should I do now?

Please read the 'Further Action' document fully to understand the reason for the property receiving a 'Further Action'.

Information relating to the issues raised in the 'Further Action' is included within the Sitecheck Assess document. Please read the list of questions which are included in the 'Further Action' document. These are meant as a guide to allow you to resolve the issues which have been raised in the report.



Can I have a 'Passed' certificate?

Neither Landmark nor Wilbourn Associates re-issue certificates after a 'Further Action' has been given. Any information that has been obtained regarding the property should be kept with the search for the property for further reference. In the case of the redevelopment of a property a formal report may be needed and this should be made available to appropriate stakeholders in the project.

What further investigations do I need to carry out?

Most local authorities require a structured approach to dealing with contaminated land beginning with a phase 1 risk assessment. Contamination is regarded as a material planning consideration, other environmental impacts such as any flood risk are also taken into account when determining planning permission. The Planning authority must have regards to **PPS23-Planning and Pollution Control** and **PPS25-Development & Flood Risk**. Any assessment of environmental risk must also be set in the context of the **Model Procedures for the Management of Land Contamination** published by the environment agency. These are also known as CLR 11. Please note that a Sitecheck Assess is not sufficient for this without further studies being undertaken. I redeveloping on brownfield land it is recommended that The **Brownfield Guide: A practitioner's guide to land reuse in England** produced by English Partnerships be consulted.



Wilbourn Associates can provide this service which would include a visit to the property critically examining its environmental setting,

