

# Land Quality Reporting: A Regulator's Perspective

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# Introduction

***Where  
do I  
start?***



**“I DON’T HAVE ALL  
THE ANSWERS,  
NOR DO I  
PRETEND TO.  
I ONLY HAVE MY  
EXPERIENCES.”**



# Desk Study

- Developers need to be made aware that this is an essential part of the assessment.
- Often high level, not site specific
- Missed Opportunity
- Consultants and Regulators need to educate developers.
- Desk Study and proposed scope could be issued in advance of planning permission being granted.



# Case Study – Proposed Housing Dev

- Request for Information submitted to LA
- Detailed desk based research
- Walkover
- Review of all available info identifying knowns and unknowns
- CSM based on proposed end-use
- Proposed scope of works that considers preliminary risk ranking of sources, pathways and all future receptors.



# Site Investigation & Risk Assessment

- The success is dependent on the preceding phase.
  - A good SI is based on a good desk study
  - A good Risk Assessment is based on a good SI.
- Too often each stage is addressed in isolation
- They need to be considered in a hierarchy
  - The more effort put in the earlier phases the easier the subsequent phases are
- Need to consider finished ground levels



# Remediation Strategy

- Often Generic
- Options Appraisal
  - Sustainability Assessment
- Material Management & Earthworks Strategy
  - Import & Reuse of Material
- Often written before final design agreed
  - Should be revised throughout process



# Implementation Plan/Remediation Scheme

## – Consultant/Contractor Responsibility

- For basic projects this could simply be a statement that the works will be done in accordance with RMS
- For complex projects this will include method statements of how the different elements of the remediation will be achieved.

## – Changes to RMS during works should again be agreed with LA so that strategy can be updated.



# Verification

- It should reflect what was agreed in the RMS
- Any deviations need to have been discussed and agreed in advance.
- Observations during verification should be discussed in the report.
- Photos and evidence should be included that enhances the verification not questions it.





# Former ESSO Terminal, Bowling

- Long Running Project 2006-Present Day
- Early engagement with WDC EH & SEPA
- Regular Technical meetings with ESSO, WSP, WDC EH & Planning & SEPA at all stages
  - Review of Historic Data
  - Intensive Site Investigations
  - DQRA including Stage 4 Water Environment Risk Assessment
  - Options Appraisal
  - Sustainability Assessment
  - Remediation Strategy



# Former ESSO Terminal, Bowling contd

- Appointment of Remediation Contractor DEME
  - Change to Remedial Approach
  - Revisions to RMS and associated docs
  - Remediation Scheme & Implementation Plan
- All in advance of Planning permission being granted.
- Remediation phase – 27 month project
  - Monthly meetings on site with ESSO, WSP, DEME, WDC EH & SEPA.
  - Open Invite to attend more often
  - Open Dialogue as and when refinements to RMS identified
- TRANSPARENCY & TRUST





# Collaboration

- Regulators perceived to be barrier/obstacle to development
- Important for all parties to work together
- Early Engagement with regulators
- Communication throughout project is key
- Consider progress meetings for large scale projects
- Be transparent – when necessary changes/refinements can be made to a remediation strategy





**THANK YOU FOR LISTENING  
ANY QUESTIONS?**

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