

DATA SHEET LAND REGENERATION & DEVELOPMENT

THE PSI REPORT

Following recent Government legislation, the issues of dealing with potentially contaminated land are of fundamental importance when considering the sale, purchase or development of new land. If not dealt with at an early stage and in the correct manner, such matters can directly affect deadlines and contract budgets.

It is necessary to consider the potential for contamination of land earmarked for development in order to :-

- Allow sales to proceed quickly
- Satisfy Local Authority planning conditions
- Satisfy the needs of the funders
- Satisfy the requirements of NHBC guidelines; Chapter 4.1.
- Provide peace of mind for the land-owner

On the basis of this, Harrison Group Environmental offer a Preliminary Site Investigation product - the **PSI**.

Based on the requirements described in British Standard BS:10175: -

"Investigation of potentially contaminated sites – Code of practice"

and CLR11

"Model Procedures for the Management of Land Contamination",

- the PSI combines desk study with initial sampling to present a ground model and initial hazard assessment, using a standard methodology that is intended to be robust, repeatable and informative.

DESK STUDY

The standard desk study section includes as a minimum:-

- Walkover site visit by geo-environmental engineer
- Environmental database report and Ordnance Survey historical mapping
- Geology, hydrogeology and hydrology research.

INITIAL SAMPLING

The standard initial sampling section includes as a minimum:-

- One day on site, drilling window sampler boreholes (say 6No. to 3m/4m depth)
- One borehole fitted with 38mm diameter standpipe for water/gas monitoring if applicable
- Approximately 3No. standard soil chemical test suites
- Return visit for gas/water monitoring

INTERPRETATIVE REPORT

The interpretative report provides details of the work undertaken, set within the UK risk-based framework with reference to the CLEA model. A client summary is presented which provides a jargon free introduction to the ground conditions, with the potential hazards identified.



It is possible that the PSI report for a site would contain sufficient information for the Local Authority to accept that conditions attached to planning approvals have been met. However additional work may be necessary in the form of a supplementary, or main stage investigation.

PSI reports are prepared on a lump sum basis and can be produced within 4-5 weeks of receipt of written instruction to proceed

The PSI simplifies the process of development on Brownfield sites and can result in significant savings in terms of time and money.

