

POLICY 47: Contaminated and Unstable Land

1. Where development is considered to be on contaminated land and/or unstable land, through an appropriate contamination assessment and/or land instability risk assessment, proposals should:
 - a) ensure that all works, including investigation of the nature of any contamination or land instability, and removal of materials can be undertaken without causing unacceptable risk to health, waterways, other watercourses and sources of groundwater, or to the environment;
 - b) identify the nature and extent of existing unstable land and/or contaminated land and the level of risk that contaminants/instability could pose in relation to the proposed development and its users, and adjoining land;
 - c) ensure appropriate mitigation measures are identified and implemented which are suitable for the proposed use and that the occupiers and neighbouring uses are not exposed to an unacceptable level of risk;
 - d) demonstrate that the developed site, will be suitable for the proposed use without risk from contaminants/instability to people, buildings, services or the environment including the apparatus of statutory undertakers.

