

## Services for Residential: Barn Conversions/Single Plots



It is becoming increasingly common for Planning Consents for small-scale residential development (including such projects as barn conversions, single development plots within an existing development and even extensions to existing houses), to include a contaminated land Condition. The wording of these Conditions can create a degree of worry as they usually include a number of stages (preliminary risk assessment, ground investigation, remediation and verification), which all sound expensive.

Crossfield Consulting has a proven track record of assisting small-scale development by offering a cost-effective and pragmatic solution that minimises cost to the developer but provides information that is required to satisfy the local planning authority.

In a large number of cases, it is sufficient simply to provide a preliminary risk assessment (also known as a Desk Study Appraisal or Phase 1 Environmental Assessment) and such a report can often eliminate the requirements for further, typically more expensive, work.

If you have a small-scale residential development going through the planning process and the Decision Notice includes contaminated land Conditions, then we would welcome the opportunity to discuss your requirements and provide you with cost-effective solutions to get your project progressing.

### The Site Specific Approach



Developments come in a number of different scales and budgets. Rather than providing a 'one-size-fits-all' approach (which can lead to costly, but unnecessary information gathering, putting investigation holes into the ground using every technique available and undertaking time-consuming monitoring programmes), we treat each site and development individually. This allows us to collect only relevant information, to undertake a brief walkover with the owner (where practical) and provide a concise, targeted assessment document that can be understood by the developer but also includes the information required to satisfy the local planning authority. We have undertaken a significant number of these project types within the Warwickshire planning region and we have a successful track record in getting Planning Condition Discharge with minimal costs to the Client.

#### Environmental Desk Study

By obtaining only information relevant to the development type and providing a realistic, real-world assessment, we can often provide a report that does not require further assessment or investigation to permit a development to proceed.

#### Ground Investigation

If a ground investigation is required then we have reliable contacts that can supply appropriate investigation plant so that we can again undertake only the work that is necessary at a cost that is reasonable and compatible with the proposed development type.

#### Additional Services

If information is required for engineering design then we can also provide the relevant services. Our integrated approach is typically more cost effective than commissioning separate environmental and engineering investigations.

#### Discovery Strategy

Our Desk Study Appraisals for this development type include a discovery strategy and this is a procedure that can be followed during development if unexpected (potentially contaminated) ground conditions are encountered. This procedure is compatible with regulatory requirements.