



If you would like to make a contaminated land enquiry, write to us at:

Environmental Health Services
Basildon District Council
The Basildon Centre
St Martin's Square
Basildon
Essex
SS14 1DL

Telephone:

Environmental Health enquiries 01268 294280
Main switch board number 01268 533333

E-mail: ehs@basildon.gov.uk

Webpage: www.basildon.gov.uk

Fax: 01268 294550

Visit us:

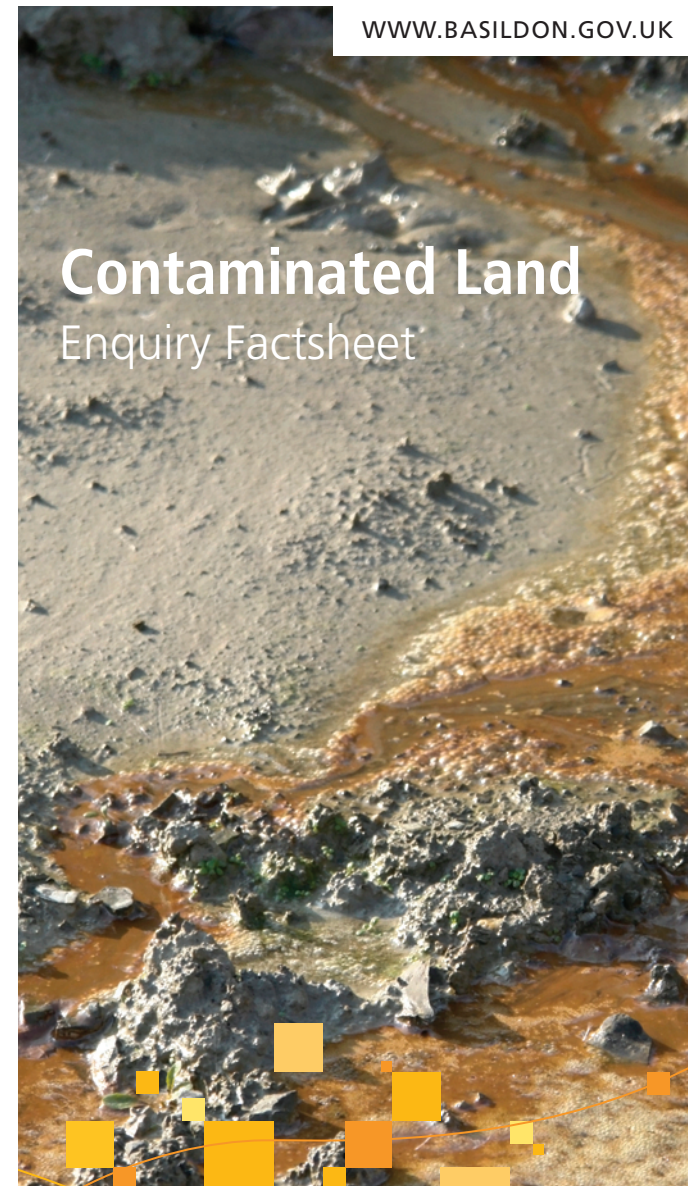
Please call at the main council reception desk in the Basildon Centre

Business hours are:
Monday to Friday
9am to 5.15pm

IF YOU REQUIRE THIS DOCUMENT IN A
DIFFERENT FORMAT PLEASE CONTACT
THE COUNCIL ON 01268 294731

DESIGN AND LAYOUT BY MARCOMS PRODUCED BY BASILDON COUNCIL NOVEMBER 2007 604ENV07

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Contaminated Land

Enquiry Factsheet

Basildon Council
BASILDON • BILLERICAY • WICKFORD

Land is considered contaminated when substances on or under the surface could harm people or pollute waters.

Contaminated land poses risks such as breathing or skin conditions. It can also harm the environment and damage buildings.

If land is officially classified as contaminated, it can seriously devalue any property built on it.

Under the Environmental Protection Act 1990, it is the council's responsibility to decide if a piece of land is contaminated. To do so, three factors must be present. There must be contaminated material, there must be a 'pathway' by which it can move, and there must be human habitation that can be harmed.

Sites that are potentially contaminated are those that have not been officially determined by the council as being so.

Conveyancers acting for buyers can provide an environmental search report which provides the client with information about sites of potential contamination at the property. These reports usually contain a certificate and professional risk assessment which gives an opinion on whether any potentially contaminated site is likely to be designated as being officially contaminated by definition of the Act.

Please remember this certificate has no standing in statute and the statements in them are made on the basis of a desktop study, with information taken from historic maps and trade directories.

As the council has responsibility to declare a site as contaminated land, it is probable that the information we hold is more up to date and accurate than anything contained in these environmental reports.

The new Home Information Packs require homebuyers and sellers to compile information about their property. As environmental searches are not a mandatory part of these packs, it means that contaminated land could go unnoticed.

Where a local land search is requested, it is the council that provides this information. However, it only provides information on land that has been classified as contaminated, not land that may be potentially contaminated. Therefore, land that is possibly contaminated could be overlooked.

Because of the district's industrial heritage, there are likely to be many pockets of potential contamination. It is in your interest to make a contaminated land enquiry before buying a property.

The council's Environmental Health Services can provide contaminated land information about any address in the district.

A reasonable charge is made to cover the council's costs. The report would include:

- A geographical plan of your property, highlighting areas of potentially contaminated land
- Details of historical uses
- Details of pollution incidents
- Site investigation, remediation, and validation reports (if applicable)



A contaminated land enquiry will give you information about potential contamination issues at your property but it will not include interpretation of the facts or act as a risk assessment tool.