

Contamination threat from carcass burial

The Government is facing a quandry over its plan to dig numerous huge landfill burial pits for the disposal of sheep infected with foot and mouth (F&M) disease. During the earlier major outbreak of F&M in 1967, landfills were used, but now there are much stricter environmental regulations.

Concerns have been raised over the use of burial to isolate contaminated carcasses.

The **Environment Agency** below the border, and **SEPA** in Scotland, are now involved in both advising and permitting the digging of such pits, but only if they will pose no significant future harm, especially to the water table, which is very high after the wettest winter in memory.

MAFF minister **Baroness Hayman** told the Lords on 15 March that the possibility of using landfill sites rather than incineration for sheep was being "urgently" investigated.

On the same day in the Commons MPs urged burial, claiming no farmer had caught anything from the mounds of carcasses buried in 1967. Agriculture minister **Nick Brown** later on 21 March said that burial would only be permitted "under controlled circumstances."

He said that the government's approach was "pragmatic", stressing "we cannot

poison the water table," emphasising to MPs that several areas close to culled livestock had shallow top soil and granite underneath, making them unsuitable for burial pits.

Under pressure from public revulsion of the multiplying massive pyres to incinerate the carcasses, the prime minister said at question time that day that the Government was "now trying to make arrangements with the Environment Agency to ensure that we get the necessary burial sites because that is the best way of disposing of animals quickly."

The media reported on 18 March that two sites in Cumbria were favourites for the first burial pits; and on 23 March the Environment Agency gave MAFF a list of 15 sites deemed safe for burying hundreds of thousands of slaughtered animals. On 25 March Great Orton airfield, seven miles West of Carlisle was announced as the first

site for the landfill disposal of sheep, part of a 'firebreak' scheme to stop the spread of F&M disease.

Councillor **Anne Glendinning**, from Cumbria County Council, said the council supported the burial decision. Nick Brown told Parliament on 27 March that out of a total UK livestock population of more than 55 million, 697,500 animals had been authorised for slaughter and 423,000 have already been slaughtered.

He said that much progress had been made in choosing burial sites. "There are a number of possible sites and I know that there is a lot of interest in exactly which one will be used; all sorts of rumours are going round the community, as always happens on such occasions."

He said he expected the announcement to be made locally, adding that "on-farm burial should be considered as an option." But warned this was only if it was "compatible with the water table and with other very necessary disease control measures", including isolating prions from BSE.

In Wales, **Peter Rogers**, a north Wales Assembly Member with a farm on Anglesey, said the mass slaughter was "utter confusion", complaining, "They've picked a burial site without any thought about anyone else."

"It's in open countryside, the A5 goes past it. Nobody has thought about the consequences."

However, Welsh Agriculture Minister **Carwyn Jones** said: "Where ever you go, what ever you do, you will always find do,

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Treasury definition to release £ millions

The Treasury is adopting a liberal definition of contaminated land in the details and amendments to the Finance Bill, allaying fears in the brownfield sector that very little money would be released.

Brownfield Briefing understands that the **Treasury**, has been sympathetic to the potential problem in discussion with the **DETR**.

If the Treasury had adopted the definition of contamination in Part IIA of the Environmental Protection Act, then few sites would be deemed to be 'contaminated' ie have the three attributes of source, pathway and receptor and are deemed to be causing 'significant harm'.

Clause 70 and Schedules 22 and 23 of the will enable companies that acquire contami-

nated land for the purposes of their trade or Schedule A business to claim an enhanced deduction of 150% for their clean up costs.

The provisions increase the amount that a company can deduct for qualifying land remediation expenditure from 100% to 150%. Where that enhanced deduction results in a loss then the loss can be used in the normal way or it can be surrendered in return for a cash payment. The scheme will apply to qualifying remediation expenditure incurred on or after the date of Royal Assent of the Finance Bill.

It covers only remediation and connected expenditure that is additional to normal site preparation costs.

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Parliamentary Pickings

DETR minister Lord Whitty says that “the government are committed to minimising the amount of greenfield land taken for development. The target for England is that, by 2008, 60% of additional housing should be provided on previously developed land and through conversion of existing buildings.” Land recycling targets for other parts of the United Kingdom are a matter for the devolved administration concerned. [Lords Hansard, 15 Mar. WA 110]

Lord Falconer says that the decontamination carried out at the Millennium Dome site “has been carried out to a standard commensurate with the expected use of the north Greenwich peninsula. At some level there will be contamination, but for the uses envisaged in the planning, the site is safe.” [Lords Hansard, 19 Mar., col.1151]

Planning minister Nick Raynsford announces the publication of proposed changes to the draft Regional Planning Guidance for the east Midlands for consultation. They aim to support economic growth and regeneration while protecting and enhancing the region’s environment. The regional allocation of housing is 13,900 a year. A small reduction for Lincolnshire of 200 a year over the draft is proposed to “discourage long distance commuting across the regional boundary into East Anglia and reduce the pressure for developing greenfield sites.” The independent planning review panel considered that a new business park near to the East Midlands Airport and Junction 24 (M1) in addition to the existing commitments for business development there, “could undermine regeneration of nearby urban areas, in particular Nottingham, Derby and Leicester.” He said that the “draft RPG proposed designating two major investment sites (sites of at least 50 ha and capable of being safeguarded for a single user)”, and ministers propose to adopt the panel recommendation that “no new greenfield sites should be promoted for this purpose until a comprehensive analysis has been carried out of the quantity and quality of the existing supply of employment land. The coalfields are a priority for regeneration.”

The consultation period on the proposed changes will be for 12 weeks ending on 15 June. Views are invited and should be made to the Government Office for the east Midlands. [Hansard, 21 Mar., cols.251-252]

Corus of anger

With the decision of the steelmaker Corus to turn down both government and trades union rescue plans last week (27 March), and to go ahead with planned closures of several plants across the country-including at Llanwern, EbbwVale and Shotton - the company is now braced to face a significant bill for land clean up and remediation.

Corus chairman, **Sir Brian Moffat**, told MPs in oral evidence* before the **Trade & Industry select committee** on 14 February that the company accepted that it had remediation responsibilities, saying that Corus’ sites are all registered and they have to abide by the law when the sites are vacated “and clean them up where necessary.”

He said the company had estimated it would cost around £50million to carry out clean up. He added that this would be “independently monitored by the **Environment Agency**”, and that “it would be in a fit state for the use it is supposed to

be put to for the future.”

He added that Corus included details of its remediation work in its company environment report.

Industry secretary **Stephen Byers** confirmed in a parliamentary reply on 26 February that “Private (steel company) owners have full liability in respect of decontamination of contaminated areas.” He added that the government would “vigorously enforce their powers in this area.”

*Trade & Industry fourth report on Steel, HC 270, 6 March, £14 -70

www.corusgroup.com/info.st_rev.htm

Falconer says Dome a brownfield success

Lord Falconer, the minister of state in charge in the year running up to opening of the Dome, defended the £628m public funding for the Dome, which has been dubbed a financial disaster after attracting only £58m in ticket sales.

He also argued the government must take a lead in rehabilitating “high risk” sites such as the Greenwich peninsula, where it was built.

Delivering the annual civil engineering lecture at **Strathclyde University**, he said the greatest, long-term benefit lay in regeneration of one of the south-east’s largest

brownfield sites - a former Victorian gasworks, so contaminated that “no commercial operator could be expected to take it on”.

The principle that the polluter pays did not apply because it was long gone. The only answer was public funding, with the site being transformed into a new urban quarter for London.

He acknowledged governments like to avoid risks, but said they should take the lead in rehabilitating high-risk, old industrial sites.

Contaminated Land Research Centre?

A contaminated land strategic research centre with a Steering Group which aims to improve communication, influence dissemination and provide impact evaluation and feedback could emerge in future.

The **DETR** is considering this recommendation from the **Steering Committee on Contaminated Land Research**.

The DETR is currently commissioning a full audit of contaminated land research in the

UK. **AEA technology** is co-ordinator.

A draft report *Audit of Contaminated Land Research in the UK* has been produced.

Early indications are that there is a lack of effective transfer of knowledge to industry. And that research tends not to be published early enough and there is no useful evaluation of the impact that research is having.

◆ **AEA Technology (01235) 821111**

Scottish derelict land diminishing
Scottish Executive Transport and Planning Minister, Sarah Boyack, has published (27 March) the latest statistics on unused and derelict land in Scotland*. The success of remediation and reclamation is shown by the fact that 381 sites, covering 600 hectares, were reclaimed or brought back into use in 2000.

The most common new use for reclaimed land was residential development. A further 205 hectares, from 71 sites, were redefined as no longer being vacant or derelict.

The Scottish Vacant and Derelict Land survey 2000 also shows however that 356 new sites were identified, covering a total area of just under 550 hectares.

Despite this, the new figures represent a record low of vacant and derelict land in Scotland of 11,683 hectares.

*The bulletin *Scottish Vacant and Derelict Land Survey 2000 (£2)* from the Stationery Office Bookshop Edinburgh (0131 479 3141)

Knotweed eradicator

Landscape gardeners Gerald Davies Ltd have developed a machine which will wipe out Japanese knotweed in one go.

The machine is designed for larger brownfield sites. Managing director, Martyn Hughes, said: "Until now the only options were chemical spraying or mechanical removal. The spray takes several years and is not always 100 per cent effective while the mechanical process is very expensive. Now we have a process which can work on site and processes the knotweed into a safe by-product."

The company is in a joint venture development with Richards, Moorehead & Laing and patents are pending.

◀ Richards, Moorehead & Laing (01824) 704366

Clydeport green light for £500m harbour project

Clydeport has landed outline planning permission for its £500m Glasgow Harbour project from Glasgow City Council.

One hundred acres of derelict dock basins on the north bank of the Clyde will be developed. The plan, a collaboration between Clydeport and Bank of Scotland, aims to connect a new riverside community with the west end of Glasgow in one continuous stretch of luxury flats, shops, leisure facilities and businesses. The development will provide 2500 houses and create more than 3000 permanent jobs. Clydeport is hoping to gain from the government's 20% rise in transport spending. www.clydeport.co.uk

Hull to benefit from early remediation

A former landfill site north of Hull's **Bransholme Estate** has been designated as contaminated land by **Hull City Council** under Part II A.

It is one of the first councils in the country to "remediate" a site under the new Environmental Protection Act. Because of the threat to controlled waters, the site has been deemed special and under the control of the **Environment Agency**. It will undergo a rapid clean-up programme after causing a pollution problem in the city that has led to health fears. Sources at Hull say that bioremediation may be involved, but that it early days. Recent research by the Environment Agency shows that waste material surfacing on the site at Bransholme Road is causing a pollution problem in Holderness Drain. Although there is currently no evidence of any direct impact on fish, if left unchecked the pollution could threaten aquatic organisms and pose a risk to people and animals.

The Bransholme Road site was used as a domestic waste landfill site for over 30 years until 1988. The pollution problem first came to light in June last year, when the EA discovered higher than usual levels of ammonia during its regular monitoring of water quality in the drain.

Hull Council, owner of the land, launched an initial survey and investigation of the site. Hull Council environmental health officer Ian Smith said: "The main issue is the quality of water in the drain. At this stage we believe there is little risk to anyone or anything else, but we would prefer that people stay away from the site."

Smith added that at the moment he didn't know how the remediation would be funded. But he said there is a possibility of a European grant to develop the area as urban woodland.

◀ Hull City Council (01482) 610610

Bioremediation control

Researchers at the **National Microelectronics Research Centre (NMRC)** and the **Department of Electrical Engineering** at **University College Cork** are involved in an EU-funded project that will attempt to speed up the bioremediation process.

The Cork group, in partnership with researchers and companies in Britain and the Netherlands is developing a football-pitch sized reactor, and trying to find an optimum set of conditions which would speed up remediation.

Main concentration is on control of oxygen and pH [acidity] in the pile.

Polluted soil is set to be placed on a geotextile membrane and temperature, oxygen, moisture levels and gas emission could be controlled.

Sensors would feed back data on conditions, and algorithms, would work out optimum conditions in terms of moisture and temperature. The higher the temperature, the faster the bioremediation, but this also affects moisture and chemical reaction.

Response Environmental of Rotherham, is to have a fully working system by 2003.

◀ University College Cork (003)53 214276871

Contaminant extraction aided by new compound

The extraction of lead and several organic contaminants from soil may be assisted by a new compound derived from a simple enzymatic conversion from starch.

Researchers **Vijay Vulava** and **John Seaman** with the **Savannah River Ecology Laboratory**, a research unit of the **University of Georgia**. Vulava says: "We need such benign chemicals that can aid groundwater remediation efforts without further mitigating the problem." Chemicals used in earlier studies increased the leachability of some organic contaminants, including DDT.

In the latest study, the addition of benign chemicals to the water used in pump-and-treat extraction methods were also able to enhance the removal of lead from the surface soil. This most likely works, the researchers suggest, because the enzymatic compound may target the contaminant metal that is specifically associated with certain reactive fractions of the soil. More details are to be found in the US journal *Environmental Science & Technology*.

◀ University of Georgia (001) 604 651 2000

Urban White Paper, more developments
Hilary Armstrong, Local Government and Regions Minister announced on 23 March further measures to implement the the Urban White Paper, published last November, including :

- appointment of members to the new Urban Sounding Board
- publication of an implementation plan to monitor the progress of the Government's urban policies as set out in the White Paper;
- announcement of new Urban Regeneration Companies in Sunderland and Leicester; www.regeneration.detr.gov.uk/policies/ourtowns/action/index.htm

DETR (0207) 944 3000

Land reclamation targets

New government targets for England's regional development agencies will include a requirement to reclaim at least 1,100 hectares per annum by 2004 and to reclaim 5% of current brownfield land by that time and 17% by 2010.

GLA doubts over London development strategy

The Greater London Assembly (GLA) has published an interim response to the consultation draft of the Economic Development Strategy for London. The governing Assembly for London says it has "serious concerns regarding the overall role, presentation, structure, aims and objectives of the Draft Strategy," saying the "final Strategy needs to be significantly improved in terms of its rationale, focus, coverage of key principles and links to other strategies."

◆ GLA (0207) 983 4000

Scottish clean-up grants unveiled

£5.2 m is being made available to clean up some of Scotland's most contaminated stretches of land, says the Scottish Executive. £5.2m capital resources for 2000-2001 and 2001-2002 to help local authorities implement the new contaminated land regime have been allocated.

In 2002-2003 and 2003-2004, a further £9.5m will be distributed nationally.

Yorkshire housing increase

Government planners are proposing to increase annual house building rates from 5,380 to 6,175 in West Yorkshire and Humberside - equivalent to an extra 14,300 homes over the 18-year RPG period to 2016. ◆ Government Office for Yorkshire and the Humber (0113) 283 6342

DETR guidance to URCs issued

DETR published on 23 March criteria to guide new the Urban Regeneration Companies (URCs), which were announced in the *Urban White Paper* issued last November.

The white paper proposed a programme of 12 new URCs over the next 2 to 3 years, with 5 to be identified by this summer.

The guidance and the criteria will be regularly monitored, says DETR, and revisited as experience of URCs develops.

URCs have been launched so far in central Liverpool, East Manchester and central Sheffield.

DETR points out that URCs will require considerable investment up-front by the URC partners in running the company, and commissioning baseline and masterplanning work. URCs will also require prioritisation of public sector funding over a

sustained period, some 10-15 years, in order to bring in private investment in the quantities required to bring about "sustainable renewal."

DETR assumed that there will be a limited number of URCs in any one region, with RDAs limiting their involvement to about two.

DETR warns that URCs should not be seen in "isolation," must be seen as part of a wider, comprehensive and strategic approach to regenerating areas and communities.

*Urban Regeneration Companies: a Process Evaluation

www.regeneration.detr.gov.uk/research/companies/index.htm

www.regeneration.detr.gov.uk/urcdev/index.htm

DETR (0207) 890 3000

Scheme targets vast area of urban decay

Manchester, the city that had to redevelop its city centre after a massive IRA bomb, is now to have a huge sector of its inner city regenerated by a new council/business partnership scheme, unveiled on 28 March.

The project expected to last at least ten years, and is to cover more than 1,000 hectares of land in east Manchester.

The new East Manchester URC involves the city council, English Partnerships and the NW RDA.

£2bn in public and private funding are expected to be raised in support of the scheme under which 12,500 homes are to be built.

The regeneration programme has at its heart the new 48,000-seat stadium, to be used in next year's Commonwealth Games before being handed over to Manchester

City football club.

"We always intended that the development of the games area would be a catalyst for fundamental change," Sir Alan Cockshaw, NEM's chairman, said at the launch.

Urban Splash, a company which has given new life to mills and other industrial buildings in Manchester and Liverpool, is to lead the regeneration of the notorious Cardroom estate.

North West Development Agency PO Box 37 Kings Court Scotland Road Warrington WA1 2FR ◆ (01925) 400 100

PPG7: Develop poor quality land

Reuse of redundant farm buildings is a major objective of new planning guidance issued by the Government in March.

The new PPG7 issued by the DETR says local planning authorities should support farm diversification schemes for business purposes so long as they are consistent in scale with rural locations. The new guidance

does not replace the earlier PPG7 but provides lengthy amendments to it.

The advice also points local authorities towards development of poorer quality land where development is inevitable and sets out advice on protection of the best and most versatile land.

<http://www.planning.detr.gov.uk/policy.htm>

Mobile Plant Licensing changes

New charges for waste management licensing for Mobile Plant Licences came into force on 1 April.

According to the Environment Agency, application fees for MPLs are from £1,375 for less than 25,000t and £2800 for 150,000t or more.

Subsistence charge is £2500 for less than 25,000t. And for 150,000t more it is £5200.

According to the WML Charging consultation document, (Section 9.4) this change will only impact on the 30 or so mobile plant licences that exist currently. However there are 40 now.

The new scheme tailors the costs to the size of the project and allows a refund on application forms returned, and introduces a new shell license.

The Environment Agency is discussing the possibility with DETR three exemptions from the need for an MPL: projects involving less than 2,500m³ of soil; trials not on site involving less than 500m³ of soil; and replacement of materials post MPL.

These exemptions will need formal agreement from DETR, if it agrees to them at all, and were therefore not in place by April 2001.

The EA said that the Financial Provision for MPL is for decontamination of mobile plant and removal of residual waste.

☛ EA (01454) 624400

MOBILE PLANT LICENCE CHARGES 2001-2002

1 DESCRIPTION OF WASTE	2 AMOUNT OF WASTE	3 APPLICATION CHARGE £	4 SUBSISTENCE CHARGE £	5 MODIFICATION CHARGE £	6 TRANSFER CHARGE £
(a) ANY CONTROLLED WASTE	(i) <25,000 tonnes	1,375	2,500	1,175	275
	(ii) >25,000 <75,000 tonnes	1,750	3,175	1,175	275
	(iii) >75,000 <150,000 tonnes	2,150	3,925	1,175	275
	(iv) 150,000	2,800	5,200	1,175	275

Land Condition Record scheme

The first standardised document for assessing contaminated sites has been drafted and currently a questionnaire is being finalised for an accreditation scheme.

Funding has now been agreed by DETR and the RDAs and it is backed by six bodies.

The charging schemes have yet to be finalised but it is likely that the cost will be between £250 and £350 for becoming accredited with an additional £25 annual fee. Accreditation would cover a period of

between 3-5 years before needing to be renewed

The Standard Land Condition Record, (LCR), aims to give potential buyers a comprehensive picture of a site's contamination and remediation history. The aim is for landowners to complete these on a voluntary basis.

The first specialists in LCRs, known as SILCS are set to be appointed with the aim of accrediting 50 sites before end year. ▶▶

CL:AIRE update

CL:AIRE has received twenty-four project applications, nine of which have been ratified by the CL:AIRE Board. Three applications are currently under review by CL:AIRE's **Technology and Research Group** (TRG), and five are being prepared for circulation to the TRG. Five applications failed to meet the TRG assessment criteria and two were withdrawn. A further four applications are in preparation

by technology vendors and researchers.

CL:AIRE is involved with two major demonstration programmes in the UK. The first is Avenue Coking Works. The second programme is **SIREN**, which is utilising a well characterised operating petrochemical site and looking at natural attenuation.

www.claire.co.uk

Commission to publish State Aid details

The European Commission unveiled - on 22 March - the new public State aid Register, the first of two new transparency instruments that are being developed by the Commission in the area of State aid policy.

The Register will provide details on State aid cases dealt with by the Commission. It will be updated at regular intervals, thus ensuring that the public has timely access to the most recent State aid decisions. This information will be helpful in interpreting whether certain regeneration grants proposed by the UK government to replace the PIP scheme are to be endorsed by the Commission.

The new register provides a summary sheet containing details of each case, along with links to other information available on state aid policy, decisions and legislation.

Preparations are still being made on the State Aid Scoreboard, which will contain an analysis of the State aid situation in Member States.

The register is available on www.europa.eu.int/comm/competition/index_en.html www.europa.eu.int/comm/competition/index_en.html

Gap funding backed

The European Commission has approved two new 'gap-funding' schemes which will enable Regional Development Agencies and English Partnerships to regenerate brownfield land in partnership with the private sector.

These gap funding projects may be supported in any part of England, variations will be agreed by the devolved administrations in Northern Ireland, Scotland and Wales.

Provided that the grant recipient is a small or medium sized enterprise, where the grant recipient is not an SME, gap funding may only be provided if the project is located in an assisted area.

When the developments are for a known end-user, support may be permitted by provision of land and commercial property; business and commercial premises improvement; and physical regeneration services. If the developments are for disposal on the open market support may be permitted by provision of a regeneration grant; joint regeneration body/private sector projects; regeneration financing aid; and regeneration services. www.europa.eu.int/comm/agriculture/index_en.htm

N Ireland: EC pumps in 1514m euro

The European Commission has agreed a 1,514 million euro programme of Objective 1 support for Northern Ireland up to 2006.

Playing it by the book?

How are local authorities getting on with producing their draft strategies for dealing with contaminated land by the June deadline?

A trawl amongst the local authorities reveals a patchy response.

Some local authorities have come out with drafts, gone through the consultation process and Council approval, while others are lagging behind. There have been anecdotal stories of some Councils copying one another's strategies.

Sources close to government say that the strategies so far don't go as far as the government had hoped, nor into the amount of detail they had been expecting. Some local authorities, for example, are seeking to find all the land which is clean, look at the sites which are very dirty, leaving a nondescript sites in the middle which will be looked at a later date.

Local authorities respond by saying there have been budgetary hold-ups, limited resources, and that they were only expected to produce documents on how they were going to implement the strategy.

Environment minister, **Michael Meacher** backed them up to some extent when he said that because Part II A was implemented in April last year, local authorities only wrote contaminated land studies in their budgets in January and February, so budgets only ran from last April until now.

The yet to be announced move by the **DETR** to allow local authorities Supplementary Credit Approvals for site specific investigations, not just for remediation, will be a great help. As will the 150% tax credit details announced in the Budget.

However, a lot in the environment industry were expecting or hoping sites to be designated/declared with enforcement action to follow.

Recent estimates indicate that there are around ten designated sites. The **Environment Agency** admits to having a special site in the Thames region, and is in consultation with various parties over a number of sites over whether they should be determined as special.

In fact the EA is taking a complementary role in some cases, working on behalf of local authorities. Some authorities have asked the EA to investigate sites on their behalf. The EA has also supplied

information for the development of individual strategies.

However, the EA Annual Report on the contaminated land regime would "name and shame" those local authorities that fail to implement the regime effectively. The first report is expected to be produced in early 2002.

There is also talk of the **Audit Commission** investigating local authorities' performance of their environmental duties in general, and the new contaminated land regime in particular.

There is a mixed response over whether all, or indeed, how many authorities will meet the June deadline for agreeing inspection strategies.

Although **Paul Nathaniel** at the **University of Nottingham** says that local authority response to the June deadline is varied, he is generally positive and said some have already produced draft documents, including **Kirklees** and **Forest of Dean**.

Some authorities have sent EHOs on training courses and have already set up inspection systems. He said some even sent representatives on MA's four years ago to cover Part IIA. Around 80 local authorities have attended his six day course on Contaminated Land which covers contaminants and risk strategies.

Nathaniel said that that LA's are tackling the strategies in very different ways - they all have differing degrees of industry. A lot are looking at the old Section 143 registers. Rural authorities are starting looking at sources of contamination, while urban areas are tending to start with the receptors, and then looking at residential areas.

Resourcing is a big problem with authorities with an average of £25,000 for the strategy studies. A lot are spending the money buying in data.

Greenwich

Paul Cooney of Greenwich said that his borough suffered in that the money allocated for the strategies wasn't ring fenced and it ended up going to other departments.

However, Greenwich report spending £60,000 on a GIS system, recording 270 sites over 20 years since the late seventies. There

are four sets of line data on OS maps charting change of use over time including current use, geographical strata, hydrology, and bomb data. Greenwich's land holding is minimal. Cooney incidentally questioned how many local authorities would meet the June deadline.

Solihull

Solihull is one area currently ahead of the game having its strategy out to consultation and adopted by the committee and the Council, but at time of writing has yet to be filed to the Environment Agency.

According to EHO, **Shaun Lawson**, Solihull was lucky in that it had a lot of data already dating back to when the registers were mooted in the early nineties, where personnel were employed to research maps and historical data.

According to Lawson there isn't a large area of contaminated land in Solihull, half is greenbelt and agricultural land. But there are some substantial landowners ranging from **Land Rover** to the **NEC** and **Birmingham Airport**.

First approach is to identify sensitive receptors such as the old coalfield, landfill sites, SSIs and the local river which is a drinking water source.

Solihull is building a priority list based on significant threats to health. The Solihull area is divided into seven patches based on departmental boundaries. Each patch has a patch manager. Community Liaison officers are being used to ask sources in the local community about any knowledge of contamination, for example whether vegetables don't grow on certain plots of land. Each patch is being dealt with, in turn, over a five year period.

Lawson, like most EHOs in local authorities, reports having a limited budget having one dedicated member of staff on contaminated land seconded until 2002. The remainder of the budget is set to go on training and publicity

If any land has to be cleaned up under statutory action, Lawson says that the first route would be the voluntary remediation approach. He says Solihull would take the line of the **Home Office** Concordat, give people an opportunity, and if no response

then “hit them harder”. If voluntary remediation fails then there would have to be a bid for SCA money.

Lawson says Solihull has experience of land issues with large companies under the planning system. He says problems would arise if companies were notified that their land was contaminated and they didn't care or respond.

Ashford

Richard Woodcock EHO at **Ashford** played it by the book, or to be more exact, the draft guidance and the technical advice note.

Ashford has completed the consultation process, but it hasn't prioritised the areas.

On finance, Woodcock says there was a bit of fight for the funding, having to bid, but eventually £21,000 was allocated, which was close to the settlement from central government.

That helped purchasing data from **Landmark**.

Walsall

Walsall EHO **John Roseblade** says the strategy is quite clear - you have to look where there is likely to be contamination.

From Landmark information up to 9000 contaminative uses have been identified. “The problem is how technically and logistically how to look at it.” Roseblade calls it dancing with the GIS trying to look at proximities and receptors, and looking at the burning issues. Walsall is starting with housing and gardens and looking at allotments.

“Characterising the sources is more difficult. It is difficult to see whether a site is well managed or not. There are too many variables.”

Like Solihull, Walsall did much early data work, particularly in relation to landfill.

On staffing, Walsall has £37,000/yr to deal with contaminated land. The lions share is taken up by a contaminated land

technician.

Roseblade says that companies, developers and consultants have been fairly open to comments via planning applications. Problems will proliferate when people start taking a dogmatic view, like enforcing the ICRC figures on a pass or fail basis. That's when you'll get antagonism and confrontation. As far as the future goes, Roseblade thinks that case law under the *Water Resources Act* causing or knowingly permitting pollution, will be leant on quite heavily.

However there will be areas of uncertainty such as whether handing over waste to a contractor, if there are any future problems, is “knowingly permitting or causing pollution.”

Interesting times ahead.
www.lqm.co.uk

Virgin territory?

We report on an EIC seminar on contaminated land

There was a hint of the new about the **Environmental Industries Commission** contaminated land seminar, and all that goes with it, fear, confusion but plenty of expectation.

Market value

DETR's **Malcolm Lowe** said the contaminated land market in the UK is worth “1 Big Mac per family per month” or £200m per year. And that 90% is dig and dump which is “good news for truckers and landfill operators”.

However he raised expectations by stressing that the *Waste Framework Directive* and the *Landfill Directive* with heavy requirements for pre-treatment will drive the remediation market forward.

Lowe added that additional pressures on the brownfield sector included the 60% housing target for brownfields, and the *IPPC Directive*. He said the responses to these pressures were Planning Guidance, remediation licensing, tax relief and R&D.

Lowe somewhat surprised the audience when he said that the UK is spending more on contaminated land research than any other country.

Phil Crowcroft Land Policy Manager at the **Environment Agency** also adopted a

bullish approach. He said the contaminated land regime provided opportunities for contractors who thought ahead, and also well informed consultants. He said there was a market for suppliers with the right products and “regime-related” opportunities.

As far as contractors went, he said that treatment solutions would increase market share, but that they need a demonstration of effectiveness. He said that there needs to be an ability to offer combined solutions, engineering and process based and that the most difficult contaminants, acid tars, organic mercury and PCBs had to be targeted.

Consultants

He said specialist contractors had a vital role to play in major contracts.

As for consultants, he said that they need to keep up to date with the new regulations and be pro-active with solutions, adding they should guide others through the regulatory process, and help with demonstration projects, providing validation and sign off and be aware of wider solutions (such as insurance and funding options).

For suppliers, he said there was a market in geomembranes and geotextiles; additives,

stabilisers, nutrients and conditioners. In terms of plant and equipment, there is mineral processing, mixing, segregation and injection.

Crowcroft outlined the integration of the differing regimes - PPC to prevent pollution, planning - to make land suitable for use and Part IIA - to make land suitable for existing use.

He said the implementation objectives were:

- to be compatible with the processes of remediation
 - that permit models had to be workable
 - that they had to be compatible with construction timescales
 - and be protective of the environment
- Crowcroft said that if there are different interpretations of legislation, preference should be for the one which facilitates regeneration.

He added:

- there was a need for regulation to deal with all forms of remediation, and questioned whether landfills should be excluded. He suggested that permit models may follow three types, process related, site related and generic standards to be achieved under general permits. ▶▶

SCAs for site investigations

BB understands that Supplementary Credit Approvals will be given to local authorities for site specific investigations.

The problem centred around the work being defined as a capital cost, if no further work was carried out then it would have been deemed not to be a capital cost.

BB understands that the DETR is sending out a 'direction' to local authorities in the form of a letters overcoming this problem.

SRLs on hold

BB understands that the DETR believes that the proposed SRL involves more bodies and authorities and is proving more complex than originally thought.

The Environmental Industries Commission has written to the DETR requesting some movement on the matter. And BB understands that property companies will start to lobby in public for it.

It would need primary or secondary legislation and estimates are that it would take up to five years to come in.

Thames' special site

BB understands that the Environment Agency is in consultation with a number of sites over whether they should be determined as 'special'

According to Jane Morris at the Environment Agency the body is working on one special site in the Thames region. The EA is in consultation stage of the process with various people.

She said the EA will look at cases where there is no ownership; at sites where activities have taken place before IPC authorisations; or a situation with proximity to aquifers or water quality.

The EA is taking a complementary role with local authorities. Some have asked the EA to investigate sites on their behalf. The EA has also been information supplied for the development of the strategy.

The EA is also working with the DETR looking at some of the issues of the SRL.

It is also working on the CLEAR documentation and guidelines along with commissioning research projects on toxicological data in relation to compounds in the CLEAR model.

Remediation hit in waste report

Funding of environmental projects including land remediation, from landfill tax credits should be reduced and the money spent on waste minimization and recycling, a Commons select committee has urged.

<http://www.parliament.uk/commons/select/m/etrahome.htm>

DETR special waste consultation

DETR has launched a review of the Special Waste Regulations, which are seen as the centrepiece of Britain's hazardous waste controls. Since the Regulations came into force on 1 April 1996, the Environment Agency has been able to monitor movements of a wide range of hazardous wastes.

DETR says this has encouraged better management of these potentially hazardous substances, and that the amount and quality of data on hazardous waste available to the Agency has increased substantially.

But, it warns, "much has changed in the field of hazardous waste management since 1996," hence the need to modernise the regs.

The UK needs to implement the recently agreed changes to the *European Waste Catalogue* (now incorporating the Hazardous Waste List) by 1 January 2002. Comments are requested by Friday 22 June 2001.

www.environment.detr.gov.uk/consult/reviewswr/index.htm

Landfill tradable permits consultation

DETR published 27 March new consultation paper* on a scheme to help ensure that landfilled waste in England and Wales is cut back by almost two thirds.

European Union rules say that by 2020 landfilled biodegradable municipal waste must be cut to 35% of 1995 levels.

To help achieve this, the government has outlined proposals for tradable landfill permits for waste disposal authorities. These will include: how permits and the EU Directive targets could be allocated to individual authorities; how the trading mechanism will work - for example, an authority which chose to invest in recycling would be able to trade permits it no longer needed with an authority which remained reliant on landfill; monitoring arrangements to ensure the integrity of the system; and that the UK is able to achieve its targets

what sanctions there should be to prevent non-compliance

Permits would grant waste disposal authorities the right to landfill a certain amount of biodegradable waste, levels which will be reduced to meet each of the three target dates - 75% of 1995 levels by 2010, 50% by 2013, and 35% by 2020.

DETR minister **Bob Ainsworth** said that an initiative had been launched with the **LGA, IDeA, IWM** and **ESA**.

*Deadline for responses is 22 June 2001.

Copies of the consultation paper available on the DETR website at www.environment.detr.gov.uk/consult.htm. **DETR (0207)890 3000**

Landfill breach

The Galway city manager accepted that **Galway Corporation** breached a High Court order and planning permission relating to works at a landfill site near Lough Corrib. Dumping at the Carrowbrowne site has been prohibited by court order since January 1999, the *Irish Times* reported 23 March.

In December 1998, after finding the corporation had "deliberately, consciously and unlawfully" flouted conditions laid down by **An Bord Pleanála** regarding the Carrowbrowne site, Mr **Justice Kelly** ordered all dumping to cease by 11 January 1999.

Mr Tierney said although the corporation believed the marl deposited up to last week

was suitable for remediation works, it would not resume using it unless that was permitted as part of a future permission for such works.

■ **Roy Beggs**, the Ulster Unionist MP for East Antrim has been forced to apologise to the **House of Commons** for failing to disclose property interests during debates. The MP was criticised by both the **Commons Committee on Standards and Privileges**, and Parliamentary Commissioner for Standards for failing to declare his interests in a landfill site in his constituency.

news in brief

RJB expansion

Britain's largest coal producer, **RJB Mining**, has committed itself to developing its land portfolio as it announced a 33% increase in dividend after moving back strongly into profit.

Pre-tax profits of £17.8 million compared with last year's loss of £130 million caused by a one-off write down of coal assets and turnover rose from £699 to 705 million. Chairman **John Robinson** said the group would now focus efforts on reducing production costs and developing its land portfolio.

The group's founder, **Richard Budge**, resigned as chief executive recently over disagreements with the board's management approach. **RJB Mining (01302) 751751**
www.rjb.co.uk/

RPS earnings boost

RPS Group's earnings per share increased 33% over the last year, with profit before tax increased by 49% to £9.92m.

Undiluted earnings per share (before goodwill amortisation) increased by 33% to 4.64 pence.

An underwritten rights issue to raise approximately £40 million was announced.

On brownfield developments **RPS chairman Brook Land** said: "Our services relating to land use planning, property development and management were in particular demand. In the UK, this was reinforced in April by the publication of the Government's new regime for the clean-up of contaminated land and by continuing concerns about health and safety related issues, including asbestos removal and fire risk. Our risk management activities were also buoyant in relation to environmental due diligence for both venture capitalists and industrial clients as well as the provision of advice to the nuclear and defence sectors.

On the pending election, Mr Land said "a second term for the present Government is likely to see further development of policies which have been favourable to us."

Homebuyers' protection

Broker Brands insurance brokers are offering a new type of insurance to cover the risk for housebuyers forced into doing a costly clean up of pollution at their property. The brokers have decided to launch this insurance following the implementation of the contaminated land regulations a year ago. New property owners could be forced to pay for the decontamination of land spoiled by an old factory or waste dump, identified by the local council. Up to £1 million for legal and clean-up costs may be available under the new scheme. Premiums are £25 for a home on up to half an acre of land, with the cover lasting from when new house ownership is established, until the owners sell up, covering a maximum of 25 years. The policy will be sold by solicitors and house conveyancers. Another company, **Land Insurance**, last month began a policy covering property on sites of up to half an acre, for a single payment of £25. For sites between half an acre and three acres costs, insurance is offered for £40, with cover lasting up to 25 years.

www.landinsurance.co.uk

Casella launches audit service

Casella Science and Environment Ltd have launched a new GIS Contaminated Land Audit range of services to assist local authorities to fulfill their statutory duties under Part IIA of the Environment Protection Act 1990.

Casella can:

- Work with a local authority to develop a GIS database which

will aid identification and generate a contaminated land site masterplan of the authority area.

- Subject each site to a risk assessment of contaminant sources, pathways and receptors.
- Rank identified contaminated land sites according to the degree of risk posed.
- Use the contaminated land masterplan and ranked risk assessment table as a basis for prioritisation of further investigations and site remediation to be enforced by the local authority.

Bovis reports preliminaries

Malcolm Harris, the Chief Executive of **Bovis Homes Group PLC** said: "The Group continued to enhance shareholder value by delivering improvements in profits, operating margins and return on capital employed. The Group continues to be successful in its land acquisition strategy. With regard to the strategic land, a number of large developments are at an advanced stage of planning being allocated in Approved Plans or brownfield sites which should achieve consent under the Government's new guidelines."

Planning delays limited the number of plots transferred from strategic to consented land bank during the year to 581 plots at a 16% discount to market value. As these delays are overcome, Bovis anticipates a substantial increase in the transfer of plots from strategic land to consented land in 2001. **◆Bovis Homes Group PLC (020 7) 321 5010**

Nuclear clean-up

Work is underway to update best practice guidance on managing contaminated land on nuclear licensed and defence sites by the public/private partnership **Safegrounds** that oversaw preparation of the original advice. The project is being

managed by **CIRIA**, the **Environment Council** and **WS Atkins** on behalf of the **DTI Liability Management Group's Safety Issues Task Force**. Second phase consultation is now underway, following an initial request for views.

"We are keen to receive feedback across all sectors, from parents and families to local authorities, NGOs and pressure groups," says Safegrounds network manager **David Churcher**. "All responses will provide valuable input and help shape the key principles and development of guidance for managing these key sites, for the benefit of all concerned."
<http://www.safegrounds.com>

House check-up

The **National House-Building Council** is to carry out a contaminated land check for every piece of land registered with it.

It will provide additional security for those who buy a home from a registered NHBC builder.

The assessments will allow builders to weigh up sites according to the Council's technical land quality standards.

WYG profits up 29%

Consulting engineer **White Young Green** announced a 29% increase in pre-tax profits to £1.9m on turnover up 19% to £25.2m in the six months to December 31.

Earnings per share rose 10 per cent to 5.4p. WYG shares have outperformed the small cap index by 37% in the past year. Contaminated land work figured large, but mainly on the design side. ▶▶

news in brief

Lowry Air Force Base, a brownfield success story

The US Secretary of Defense 10 years ago announced the closure of Lowry Air Force Base (LAFB) located in Denver and Aurora, Colorado. LAFB was created in 1937, when the City of Denver bought approximately 2,000 acres of land and donated it to the government's Army Air Corps to be used as a training base and bombing range.

The closure of the base created a tough challenge of developing a new use for the land, so the Lowry Redevelopment Authority was organized to formulate a plan for the redevelopment of the site, to work with area representatives and residents to reach a consensus plan for the future of the base. Being located in the heart of the Denver metro area, the development of the property as a community with residential housing and education and employment centers, was uniquely suited to the area.

After a comprehensive environmental survey, it was agreed that remediation of the property would be carried out utilizing the EPA's "use-based" standard, which allows remediation to be carried out to a level consistent with the anticipated use of the site. The residential areas were placed on areas with the least groundwater contamination. The areas with the highest levels of contamination were developed with businesses, parking areas and other less sensitive activities. The landfill was remediated, capped and a golf course developed over it.

A comprehensive insurance programme was a critical component of the LAFB project. The Commercial Property Redevelopment Policy, developed by ECS Underwriting, Inc. specifically addressed the 'special environmental risks'

associated with the development of a brownfield site, with a policy including five types of coverage.

www.escinc.com/default.htm
 ◆ 001 800 327-1414

WSRC software

A US nuclear company has developed a new environmental clean-up programme that simulates how contaminants move through the unsaturated soil zone that lies above the water table, called the vadose zone, can assess the potential impacts to groundwater quality, and calculate three types of cleanup options for the soil.

The contaminant transport model- called VZCOMML©- is a product of the partnership between Westinghouse Savannah River Company (WSRC) and Penn Anderson Equipment Company, Inc. of Oakmont, Pennsylvania. WSRC. It developed and holds the copyright to the software, asserts that VZCOMML can compare the calculated groundwater concentrations to maximum contaminant levels (public drinking water standards) and identifies those that exceed the criteria. The programme also compares the total amount of a contaminant in a waste site to the groundwater concentration that amount could theoretically produce, and indicates and flags the contaminant if it fails the test, ENS reported 5 February. Greg Rucker, a Westinghouse environmental engineer said "This model is faster, simpler and less expensive to use than other models, requires fewer data inputs and can model up to 187 contaminants and up to four soil layers simultaneously in one run. It can be used as a first step in contaminant fate and transport modeling, saving more expensive and time-consuming models for those contaminants that this programme identifies." WSRC points out that the use of the

programme has been approved by regulators, and used at more than 20 cleanup sites at the Energy Department's Savannah River Site. Under a license agreement, Penn Anderson will market the commercial product to the environmental services industry. Penn Anderson's president, Carl Michael, said "VZCOMML is a good fit with the suite of products and services Penn Anderson is assembling as part of our strategy to become a value-added player in the global environmental remediation business sector."

Contact Brenda Boggs, WRSC, at (+1) 800-228-3843.

Altair plant up and running

Altair International Inc which is currently developing its proprietary technology for special nanomaterials with potential applications in fuel cells, batteries and environmental remediation has successfully tested its new pilot plant which was brought to full design capacity.

The company's also owns Altair Centrifugal Jig, an environmentally friendly breakthrough technology for mining, coal treatment and environmental remediation.

◆ Altair International Inc., (001 307) 587 8245 www.altairtechnologies.com

Tank cleaning

Tox Free Solutions Limited has been contracted to provide automated tank cleaning services for an Australian refinery.

The mobile plant is the first and only one of its kind in Australia.

Tox Free expects \$A2m in incremental revenues per year.

Automated tank cleaning is faster than conventional manual cleaning and removes the need for staff to work in the tank during the cleaning

process. Companies can reduce the discharge of hydrocarbons to the environment and the need to place their staff in difficult and hazardous environments.

◆ Dick Allen (Australia)
 (089) 423 3213

Brownfield schools

Schools are still being built on unsafe land, posing potential health risks to students and teachers, according to a report by the Virginia-based Center for Health, Environment and Justice.

Federal officials say a recent boom in school enrollment will force school districts to build 2,400 new schools by 2003. But without federal guidelines and strict supervision, the report says, districts run a greater risk of building future schools on polluted land or near industrial sites.

BHP credit rating

Standard & Poor's Corp (S&P) has placed its A-minus long term and A2 short-term ratings of BHP Ltd (ASX:BHP) and guaranteed debt issues, and the A-minus rating of BHP Operations Inc, on CreditWatch with positive implications.

S&P said that there is a large portfolio of brownfield and greenfield opportunities in its product mix.

BP Amoco in voluntary clean-up

The Pennsylvania Department of Environmental Protection (DEP) and BP Amoco have signed a multi-site agreement (MSA) to clean up petroleum releases at 177 sites across Pennsylvania. In announcing the cleanup objective, DEP said it and BP Amoco negotiated the agreement over the past year after BP Amoco voluntarily approached the agency.

continued from page 1

do, you find people protesting. The residents of Bodffordd will be receiving letters explaining what is going on. There is no risk to human health, there is no risk to animal health."

But in Scotland, guidance given by SEPA on 5 March on the Prevention of Environmental Pollution From Agricultural Activity (PEPFAA) Code warned "Don't bury carcasses any closer than 250m from any public water supply, 50m from any watercourse or 10m from any field drain." It further advised that the National Association of Waste Disposal Contractors may also be able to help in identifying disposal options available.

It warned "Under no circumstances should carcasses be disposed of in or near watercourses. Apart from risking prosecution for causing water pollution, there is a serious risk of spreading disease to stock on neighbouring farms, as well as a public health risk."

And it stressed that to avoid environmental contamination, waterlogged sites and sites on free draining sub soils should be avoided, and that "records of all burial sites, including a field plan, should be kept, together with number and type of stock buried and dates of burial."

A site near Lockerbie was identified by MAFF on 26 March for the prospective burial of up to 250,000 animals.

Last weekend MAFF agreed to new burial sites in Durham, Throckmorton in Worcestershire, and two in Wales, at Epynt Mountain, and Penhesgyn on Anglesey.

As BB was going to press, two further disposal sites in Devon were close to agreement. The EA didn't say how many locations were currently under review as prospective sites. However the Agency has launched an investigation into pits alleged to be leaking fluids into local watercourses near pits.

◆ EA 01454 624400; MAFF 0207 238 6000;

continued from page 1

It will be reviewed after five years and apply nationwide, i.e. England, Wales, Scotland and Northern Ireland.

Merlin Hyman of the **Environmental Industries Commission** said the definition of contamination in the details of the bill could tip the balance and determine whether whether you develop brownfield or greenfield site.

Paul Way of BURA summed up the apprehension in the industry, last week when he

told BB, that it would be very disappointing if the definition was too narrow and the only clean-up was in relation to Part IIA. He said it should apply to all contaminated land, especially suitable for development.

Further explanatory notes will be made available from HM Treasury for amendments to the Finance Bill as and when they are made during the passage of the Bill through Parliament.

For further details of the contaminated land remediation tax break, see the Inland Revenue website: www.inlandrevenue.gov.uk/budget2001/revbn22.htm or the Treasury's site: www.hm-treasury.gov.uk and the Parliament web site: www.parliament.uk

Explanatory notes are available from

◆HM Treasury (0207) 270 4558

diary

April

4 & 5 International Clean Up Exhibition and Conference
G-mex Manchester
Mark Pateman by email:
mark@panpres.co.uk
Tel: 01483 799141

2-6 Risk Assessment of Contaminated Land
2-6 April, University of Sheffield
Jenny Chambers by email:
j.a.chambers@shef.ac.uk
Tel: 0114 222 5725

11 Site Investigation of Contaminated Land
Greater Manchester Geological Unit
Dr Scott Elliot, Tel: 0161 275 7154

4-7 International Conference "business and municipality - new partnerships for the 21st century" Congress Centre, Bremen, Germany
Andreas Lieberum +49 (0) 421 23 00 11 0

June

6-11 International Containment & Remediation Technologies Conference and Exhibition
Radisson Hotel Universal Orlando, Orlando, Florida, USA
Institute for International Cooperative Environmental Research (IICER)
Tel: +(850) 644-5524

Contracts and Tenders

Aspinwall, Carl Bro Group and **Entec** and **Montgomery Watson** have been awarded contracts on contaminated land work for the **UK Ministry of Defence**.

Work areas will include contaminated land investigation and remediation (conventional contaminants, e.g. metals and hydrocarbons, also including explosive ordnance, explosive residues, chemical weapon agents and radiological contamination). Services are to include: desk studies, site investigations, land quality assessments, land quality statements, quantitative and qualitative risk assessment, investment appraisals, and design, specification and costing of remediation schemes. Aspinwall & Company Limited (019 39) 26 22 69. Carl Bro Group (01 13) 262 00 00. Entec (UK) (017 43) 43 20 00. Montgomery Watson (014 94) 56 22 40.

Manchester City Council wants comprehensive masterplan for the core of the Manchester Southern Gateway. The masterplan will inform the future regeneration strategy for the area, and guide redevelopment and land use planning. Manchester City Council, Chief Executive's Department, Town Hall, UK-Manchester M60 2LA. At: Sarah Adolph.
Tel (01 61) 234 33 94. E-mail:
s.adolph@notes.manchester.gov.uk

update

BSI code of practice

BSI has issued the much delayed BS 10175:2001 "Investigation of Potentially Contaminated Land Sites - Code of Practice" replacing DD175.
www.bsi-global.com

BURA launches guide

BURA is launching a new guide to Contaminated Land Assessment and Development entitled 'Breaking Old Ground'
◆ BURA 0800 0181 260

CLARINET package

CLARINET (a "Concerted Action" of the European Commission's Environment Programme) is preparing a package of support measures for those interested in proposing projects related to contaminated land in the EU Fifth Framework Programme for R&D.
www.clarinet.at

Comment

Newzeve is a new publishing company situated on a brownfield site, in a redevelopment area.

The clang of metal on concrete can be heard as this is written. There are social problems in the area. For example walking home late last night, we witnessed a mugging.

But slowly and surely new bars are popping up. The streets get brighter. There is a raw energy about the place as hubs of activity radiate outwards.

We hear of adjacent plots of land being bought by property companies for mixed use development. And photographic studios and print shops are opening up nearby. Seed corn funded companies promoting inventions have also come in, for example, one start up has patented a device for stopping overflows.

The rail line, the Silverlink, which links us to the rest of London has much improved, following community pressure. As Greenwich has proved, securing good transport infrastructure is a vital element in successful regeneration.

Architects came in last week and came up with a largely photovoltaic, glass fronted approach to the block we inhabit.

They predict a boom in photovoltaic glass in the near future.

We hope this publication grows as the area grows and develops, and on a macro scale, as Britain's urban areas change, grow and develop.

Don't forget to look at our web site <http://www.brownfieldbriefing.com> for a weekly update, or if you prefer register for the weekly email briefing, and ad hoc breaking news on the most important developments in the brownfield sector.

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a newzeve publication

Caveat emptor

Welcome to a regular column that highlights interesting things people say about brownfield opportunities.

"I am delighted that Ikea have announced today that they will be opening their first store in Wales in the capital city of Cardiff. This will create 500 jobs and help regenerate the brownfield site of the old gasworks in Ferry Road." **Tony Blair** in **Retail Week**, 9 March 2001

"There is a general attitude that Shell is interested in greenfield or brownfield investments," said UES chief executive **Anatoly Chubais**, following a memorandum of understanding with **Shell Gas & Power** to make Russian generating capacity more efficient and cleaner.

"Low population density makes possible looser planning rules, lower land prices and more expansive physical development, and that in turn has a pervasive effect on attainable productivity. It is far easier to achieve high productivity on greenfield sites connected by free-flowing roads than in brownfield sites linked by congested roads.

"Europe's higher population density imposes an economic cost which it can

chose to accept either in lower productivity or in a degraded environment, but which it cannot avoid." **Adair Turner** is vice-chairman of **Merrill Lynch Europe**, and a former director-general of the **CBI**.

"At local level, people fight passionately to protect the scruffiest patch of urban undergrowth, but on a larger scale the value of the urban countryside is overlooked - particularly in the brownfield/greenfield debate. The so-called brownfields are, in many cases, far from brown. They are the wild green play spaces of childhood, and a successful sanctuary for so much of our wildlife." **Chris Baines** of the **Wildlife Trusts**, in **The Guardian**, 14 March 2001

"Britain will soon be like the northern suburbs of Johannesburg, where the pavements are empty and people talk to each other only on video intercoms. Blame it on the current policy of building on brownfield sites." **Jon Stock**, **Daily Telegraph**, 3 March 2001

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