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Nota di contenuto	Contents; Foreword; Preface; Biographies; Part A Issues Influencing Redevelopment and Value; 1 Introduction and policy context; 1.1 Introduction; 1.2 Overview of government policy on sustainable development and previously developed land (PDL); 1.3 Development agencies; 1.4 Other organisations; 1.5 Environmental Protection Act 1990, Part IIA; 1.6 Contaminated Land Exposure Assessment (CLEA); 1.7 Summary; Checklist; 2 Approaches to valuation; 2.1 Introduction; 2.2 Recent and current research; 2.3 Valuation of 'non-investment' properties; 2.4 Stigma and the effects of 'time' and 'information' 2.5 SummaryChecklist; 3 Barriers to redevelopment; 3.1 Introduction; 3.2 Fear of the unknown; 3.3 Regulatory controls; 3.4 Delays and increased costs; 3.5 Stigma; 3.6 Overcoming the barriers; Checklist; 4 Recording land condition; 4.1 Introduction; 4.2 Information on land condition; 4.3 The Land Condition Record (LCR); 4.4 The Specialist in Land Condition (SiLC) Registration scheme; 4.5 Conclusions; Checklist;

5 A few legal predictions; 5.1 Introduction; 5.2 Relevant laws; 5.3 Economic and fiscal instruments; 5.4 Energy and climate change; 5.5 Corporate governance and financial reporting
5.6 Conclusion Checklist; 6 Modernising the British planning system; 6.1 Introduction; 6.2 The component elements of the British planning system; 6.3 The passage of time; 6.4 The Government's case for modernising the British planning system; 6.5 The Government's system - change proposals; 6.6 Changing the culture of planning; 6.7 The challenge of change; Checklist; 7 Geographical Information Systems; 7.1 Introduction; 7.2 GIS and previously developed land; 7.3 Using a GIS database to assist in the redevelopment of PDL; 7.4 Other historical datasets and maps; 7.5 Current sources; 7.6 Conclusion Checklist
Part B Industrial Activities and Contamination; 8 Industrial activities and their potential to cause contamination; 8.1 Introduction; 8.2 The potential for contamination; 8.3 The Land Use Categories - a brief description; 8.4 Summary; Industrial Activities: contaminants, processes and case studies; Airports and similar uses; Animal slaughtering and by-products; Asbestos manufacture and use; Concrete, ceramics, cement and plaster works; Disinfectants manufacture; Dockyards and wharves; Electrical and electronics manufacture, including semi-conductor manufacturing plants Electricity generating Engineering; Explosives industry, including fireworks manufacture; Fertiliser manufacture; Film and photographic processing; Fine chemicals, including dyestuffs and pigments manufacturing; Food processing, including brewing and malting, distilling of spirits; Garages, including sale of automotive fuel, repair of cars and bikes; Gasworks, coke works, coal carbonisation and similar; Glass manufacture; Iron and steelworks; Laundries and dry-cleaning; Metal smelting and refining, including furnaces and forges, electroplating, galvanising and anodising
Mining and extractive industries

Sommario/riassunto

The redevelopment of former industrial sites, so-called 'brownfield' sites, is becoming increasingly important as space is required for inner city commercial developments and as housebuilders are forced by government policy to recycle land rather than using 'greenfield' sites. This guide, originally issued in 1999 by the Incorporated Society of Valuers and Auctioneers under the title reference Desk Reference Guide to Potentially Contaminative Land Uses identifies those industrial land uses most likely to be encountered by valuers and developers, gives guidance on the type of contaminati
