

Materials Planning Checklist (Scotland)

SEPA has adopted the regulatory position (RP) that, in certain circumstances, surplus natural topsoil and subsoil from “greenfield” sites will not be classified as a waste, “greenfield” means land that has not been previously developed and is uncontaminated.

SEPA adopts a different position for brownfield sites (see scenario’s B & C overpage).

**Greenfield**

**On-site reuse**

Clean & naturally occurring material can be reused on the site of origin without any regulatory controls.

**Off-site reuse**

Before excavation operations begin, the person responsible for the excavation site must establish that there is an identified and certain end-use for the greenfield soil.

Uses covered by the regulatory position:

* Use of greenfield soil from one development on another development where the soil is required for engineering works as per the planning permission. Such uses include soil for front and rear gardens.
* Use of greenfield soil in developments on brownfield land to meet site-specific capping requirements for remediation.
* Use of greenfield soil in sustainable urban drainage schemes (SUDS).
* Use of greenfield soil in the construction of roads and road verges.

**Table 1 - depths allowed under RP**

|  |  |
| --- | --- |
| **Soil type** | **Depth (mm)** |
| Topsoil | 100–150 |
| Subsoil | 300–450 |

|  |
| --- |
| **Section A** |
| **Check** | **Y** | **N** |
| Will (only) site won ‘clean & naturally occurring’ material be reused on site? E.g. a review of information on the source site verifies that the material is geo-technically and environmentally suitable |  |  |
| If answer ‘yes’ above, no further work required other than to file this form along with relevant SI / Geotechnical report in PEP folder. |
| If answer ‘no’ above proceed to Section B |
| **IF ANSWERED ‘YES’ ABOVE DO NOT PROCEED TO QUESTIONS BELOW**  |
| **Section B** |  |  |
| Identify the correct scenario below: |
| 1. Movement of clean naturally occurring materials to another development site
 |  |  |
| 1. On site use of brownfield soils without treatment
 |  |  |
| 1. On site use of brownfield soils with treatment
 |  |  |

**Scenario A**

|  |  |  |
| --- | --- | --- |
| **Check** | **Y** | **N** |
| Check that the development site will only use topsoil/subsoil to depths as outlined in Table 1. |  |  |
| If answer ‘yes’ above, ensure declaration is made to SEPA |  |  |
| If answer ‘no’ above, register relevant exemption with SEPA |  |  |
| Tick box to demonstrate declaration made or exemption received – no soils can be dispatched until such time. |  |  |

Note – SEPA will not confirm receipt of your declaration, so electronic records must be kept. A copy of the declaration form should be retained for two years.

**Scenario B**

|  |  |  |
| --- | --- | --- |
| **Check** | **Y** | **N** |
| Check that a Remediation Plan / Strategy is in place and agreed with relevant Local Planning Authority (or SEPA if the site is a special site) |  |  |
| If answer ‘no’ above, materials cannot be reused. Appoint consultant to compile Remediation Plan / Strategy |

**Scenario C**

|  |  |  |
| --- | --- | --- |
| **Check** | **Y** | **N** |
| Check that a ‘mobile plant’ licence is in place to allow for treatment of soils |  |  |
| Check that a ‘Site Specific Working Plan’ and Remediation Plan / Strategy are in place |  |  |
| If answer ‘no’ above, works cannot proceed until such time as both are in place |  |  |
| Note – SEPA must be notified upon completion of works |