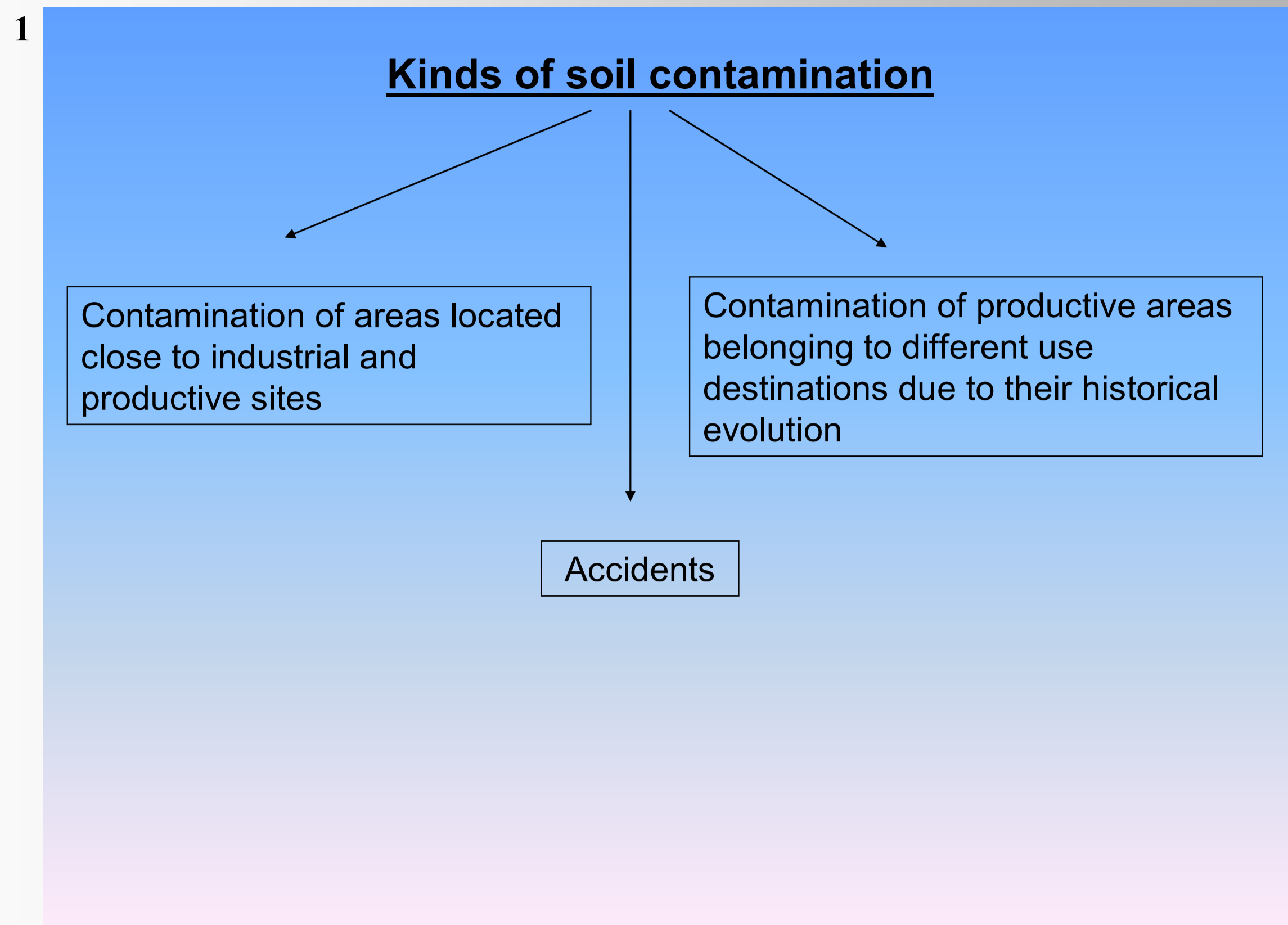


# Analysis of the relation between Contaminated Sites and Urban Planning

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The notion of pollution of environmental factors is based on the identification of threshold values beyond which these factors do not present “natural” conditions anymore. The focus here is on the quantification process of the threshold values. The soil, victim of an anthropocentric view of its nature, presents basic characteristics linked to its designation set on the ground. Hence, for a productive use designation are implicitly taken into consideration “normal” compounds concentration much higher than for a residential use designation; this way, higher threshold values of contamination are accepted and allowed. This implies, to a certain extent, a “pollution” of the soil already while designating its future use. The recovery of some polluted soils is related to the costs required for the remediation process – if technically possible; if it is assessed that the remediation is not feasible, this implies the definitive loss of that soil, not only for agricultural designation but also for residential use or other non-productive designation.



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### Contamination of areas located close to industrial and productive sites

A wrong management of productive activities or the occurrence of accidents in case of contiguity between areas with different use designation, particularly when they involve industrial sites, could alter the original conditions of the neighbouring areas, often compromising their legitimate uses. This holds also for industries with long-lasting activities, because they raise the probability of accidents and mostly because the historical evolution of regulations outlines new scenarios which are no compatible anymore with the original ones.

3

### Contamination of productive areas belonging to different use destinations due to their historical evolution

The flow of the time causes the unavoidable evolution of land. Urban sprawl, concluding industrial plans, climate change and the still negative sustainability balance of the world society entail that what happens in an area – called “use” according to an anthropocentric view – is appropriate just for a restricted time. Unfortunately, the soil is not a completely renewable resource; hence, when the use of a sites is coming to its end, it is questionable that the actual environmental conditions of the parcel are compatible with the new designation. In particular, it has to be verified that the environmental features of the parcel are likely to be brought back to compliance with the new potential designation.

4

### Accidents

Different kinds of accidents present in our social system and involving random sites are responsible to a certain extent for soil pollution. The same holds for activities that are illicit or that were legal according to former legislation but now are not complying with the norm anymore. Therefore, a percentage of soil could be polluted and compromised in an unpredictable way.

Breaking oil pipeline

Landfill waste



6

### LAND MANAGEMENT

In the case of Italy, the procedures and indications allowing the determination of the conditions which characterize a polluted area are included in polluted sites regulation. Hence, according to a hypothetical general scheme, remediation processes should provide indications on the soils compliance with certain use designations, or at least suggest what should be done in order to meet this conformity. Unfortunately, within this hypothetical joint system between urban planning and soil remediation, the relative normative frameworks are completely separated with even no one linking norm between them. This fact implies that, in case of concurrent urban/constructing proceedings and remediation, each project-istruttoria goes on independently and following its own timing and procedures. Such administrative division does not have a correspondence with an effective separation, because the different procedures actually do influence each other, often causing delay or remarkable budget variations. This situation constitute a strong deterrent to investors and this is particularly problematical since the main part of remediation processes are accomplished thanks to private fund. Unfortunately, the above mentioned conditions precisely characterize the remediation or rehabilitation of industrial sites, while the requalification of brownfields constitutes the key point for the safeguard of greenfields. Hence, since the environmental recovery and remediation are mainly charged to private investors, to enable them to invest should be priority, without any problems caused by administrative incongruence – free to focus just on technical problems during the operations.

