

Environment Agency & Local Authority Requirements:

This fact sheet aims to provide a basic explanation of the requirements of the Local Authority (LA) and Environment Agency (EA) to manage contaminated land and enable swift and efficient “sign-off” of their relevant conditions. The requirements of NHBC/Zurich may differ and reference should be made to the fact sheet regarding their requirements.

“Developers need to satisfy the Local Authority that unacceptable risk from contamination will be successfully addressed through remediation”

PPS23 Planning and Pollution Control

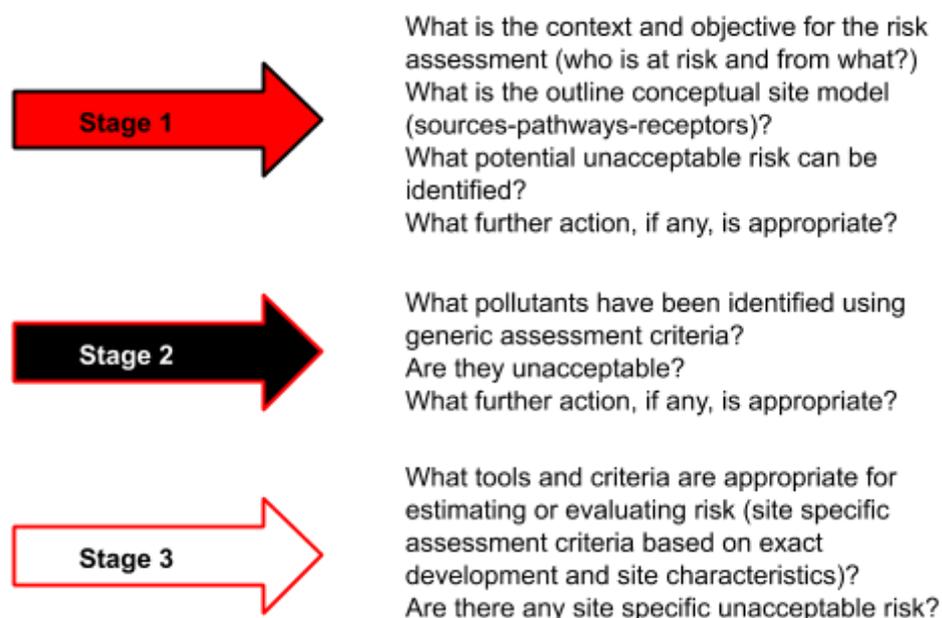
There is a three tier approach adopted by the Environment Agency and Local Authority and this has been set out within Contaminated Land Report 11.

The three tiers are:

1. Desk Study and Risk Appraisal
2. Generic Ground Investigation and Risk Assessment
3. Detailed Ground Investigation and Risk Assessment (Site Specific Assessment Criteria)

Should the Desk Study and Risk Appraisal highlight a potential risk to end-users, it will always be necessary to carry out a general ground investigation. However depending on the circumstances and outcome, it may not be necessary to carry out further specific assessment on top of the generic ground investigation.

The core principles of Risk Assessment are outline below:



If any action to reduce or control the risks identified is required it is necessary to appraise remediation options and then implement the remediation strategy. This allows for the most cost effective remediation proposal to be identified.

Particular Features of the risk assessment:

An important thread through the overall process of risk assessment is the need to formulate a conceptual site model (CSM) that identifies potential Source-Pathway-Receptors. This, as with an NHBC Risk Assessment, formulates from the site history, environmental databases, consultation with regulatory bodies and a site walkover what pollutants are likely to be present and from the proposed end-use and anticipated setting geologically and hydrogeologically what pathways are present, both to and from the site, and what i.e. the human receptor or water resources, is at most risk.

The Generic and Specific Risk Assessments are undertaken through an Intrusive Investigation. The onus is on quality of information.

Should remediation be necessary then the following is important in designing the appropriate remediation methodology:

Option Appraisal:

- Identification of feasible remediation options
- Detailed evaluation of options
- Development of the remediation strategy

The option appraisal section of the risk assessment is undertaken to ensure the remediation carried out is sustainable, or in clients terms, the most cost effective.

Implementation of Remediation Strategy:

- Preparation of the implementation plan (Method Statement)
- Design, implementation and verification
- Long-term monitoring and maintenance

It is important that, in all stages, the guidance given with CLR 11 is adhered to, to allow speedy and efficient regulatory approval.

