Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and Address of Applicant
Mr Alan Parker
Applebee House
2A Applebee Road
Hinckley
Leicestershire
LE10 2JL

Name and Address of Agent (if any)
Mr Tulesh Vaja
21 Houlditch Road
Leicester
Leicestershire
LE2 3FF

Part I - Particulars of Application

Date of Application	**Application No.**
27 August 2010	10/00681/FUL

Particulars and location of development :

PROPOSED 3 NO. NEW TOWN HOUSES

Narrows House The Narrows Hinckley Leicestershire LE10 1EH

Part II - Particulars of decision

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the design, appearance, siting and surrounding development, the proposal is not considered to detrimentally affect the amenities neighbouring properties or the character and appearance of the proposal and therefore would be in accordance with the development plan.

Hinckley and Bosworth LDF Core Strategy (2009): - Policy 1 and Policy 24

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, RES5, IMP1, REC 3, NE2, and T5.

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed dwellings shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
   2010/TN/001 Rev C
   2010/TN/002 Rev A
   2010/TN/004

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

4. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

5. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

6. No development shall commence on site until such time as the existing and proposed ground levels of the site, and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The approved proposed ground levels and finished floor levels shall then be implemented in accordance with the approved details.

7. Prior to the commencement of development, a Code for Sustainable Homes Design Stage Assessment demonstrating that the dwelling hereby approved can be constructed to a minimum of Code Level 3 shall be provided to the Local Planning Authority. In addition, prior to the first occupation of the dwelling hereby approved, a final certificate demonstrating that the dwelling has been constructed to a minimum of Code Level 3 shall be provided to the Local Planning Authority.

8. The development hereby permitted shall not commence before the provision and maintenance of off-site open space or facilities whether by off-site physical provision or financial contributions as required in accordance with policy REC3 of the adopted Hinckley and Bosworth Local Plan and the approved Play and Open Space Guide has been secured in such a manner as is approved in writing by the Local Planning Authority.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by (Amendment) (No.2) (England) Order 2008 (or any order revoking or re-enacting that Order with or without modification) development within Schedule 2, Part 1 Classes A, B, D and E shall not be carried out unless planning permission for such development has first been granted by the Local Planning Authority.

The reasons for the conditions are :-

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3. For the avoidance of doubt and in the interests of proper planning.

4. To protect the amenities of future occupiers of the site in accordance with Policy NE2 of the adopted Hinckley and Bosworth Local Plan.

5. To protect the amenities of future occupiers of the site in accordance with Policy NE2 of the adopted Hinckley and Bosworth Local Plan.

6. To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

7. In the interest of sustainable design in accordance with policy 24 of the adopted Hinckley and Bosworth Core Strategy.

8. To ensure the provision of adequate play and open space within the vicinity of the site in accordance with Policy REC3 of the adopted Hinckley and Bosworth Local Plan.

9. To protect the amenities of neighbouring residents in accordance with Policy BE1 of the adopted Hinckley and Bosworth Local Plan.

NOTES TO APPLICANT :-

1. Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2. This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. Surface water should be discharged to a soakaway, subject to the presence of a satisfactorily permeable ground strata. In ground of borderline permeability a high level overflow should be provided to transfer excess water to the combined sewer.

5. Condition 8 of the application refers to play and open space contribution. In this instance a contribution of £1,250.80 per dwelling is required, resulting in a total contribution of £3,752.40 with £2,453.40 towards the provision of facilities and £1,299.00 towards the maintenance.

6. In relation to condition 4, advice from Environmental Health is attached to this decision notice, which includes the Borough Council's Policy on the investigation of land contamination. Any scheme submitted should be in accordance with this policy.

Date : 24 November 2010

BILL CULLEN
PROPER OFFICER OF THE COUNCIL

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.

2. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 305(K), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by telephoning 0117 372 6372). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him.

2a. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.

3. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."

2 The buildings to which these requirements apply are :-

a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.

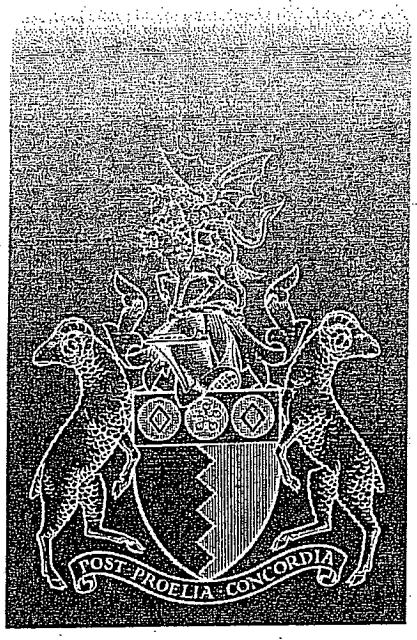
b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.

c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES – V2.1

HEALTH AND ENVIRONMENT

PROCEDURE FOR THE INVESTIGATION OF POTENTIALLY CONTAMINATED LAND



Hinckley & Bosworth
Borough Council

INTRODUCTION

Who Is This Procedure For?

The following procedure should be followed by any party, investigating land, which is potentially contaminated. The investigation may be required under a condition attached to a planning permission, as part of an investigation under Part IIA of the Environmental Protection Act 1990 or under any other appropriate regime/legislation.

Failure to follow the procedure may delay development/further investigation, as additional detail to ensure that the procedure is followed will be required.

What Is The Origin Of This Procedure?

The procedure is based on the Environment Agency and Department of the Environment, Food and Rural Affairs' Contaminated Land Report 11 (CLR 11) – Model Procedures for the Management of Land Contamination. A copy can be downloaded from www.environment-agency.gov.uk

These procedures have been developed to ensure a consistent approach to decision making. It is therefore in the interests of all relevant parties dealing with potentially contaminated land to familiarise themselves with CLR 11, as the procedures contained herein are provided in more detail. In addition, guidance on how to complete each step is provided, along with appropriate supporting literature.

Where Can I Get Additional Guidance?

Should clarification of any part of these procedures be required, which cannot be clarified by reference to CLR 11, please contact Hinckley and Bosworth Borough Council on 01455 238141 and ask to speak to the Contaminated Land Specialist within **Health and Environment.**

In addition, the glossary from CLR 11 has been included as appendix 2.

What Do I Do Now?

At each stage of the procedure there are certain steps to follow. Once those steps have been followed, certain decisions need to be made. Once those decisions have been made an output (usually in the form of a report) shall be generated. All outputs should be submitted to the Contaminated Land Specialist within Health and Environment for approval at 1st Floor Florence House, St. Mary's Road, Hinckley, Leicestershire, LE10 1EQ.

At certain key steps, moving on to the next step should occur only on agreement from the Contaminated Land Specialist within Health and Environment e.g. once the methodology for intrusive ground investigation has been agreed.

RISK ASSESSMENT

The procedure of 'Risk Assessment' establishes whether unacceptable risks exist and if so, what further action needs to be taken in relation to the site.

Preliminary Risk Assessment

The purpose of the preliminary risk assessment is to develop an initial conceptual model of the site and establish potentially unacceptable risks.

This assessment should be based on a desktop study and site reconnaissance.

Step 1 Define the context and objectives of the risk assessment.

Step 2 Define the broad characteristics of the site and the scope of the conceptual model.

Step 3 Identify and collect the information needed on potential contaminants, pathways, receptors and other characteristics of the site and its settings.

Step 4 Outline the conceptual model and identify possible pollutant linkages.

Decisions:

1. What the context and objectives are for the risk assessment.
2. What the outline conceptual model is for the site.
3. What potential unacceptable risks can be identified?
4. What further action is appropriate?

Outputs: Preliminary Risk Assessment Report - Summary of decisions 1 to 4 above and an explanation of how those decisions were made based on steps 1 to 4 above.

Progression beyond this stage of risk assessment should only occur when the Preliminary Risk Assessment Report has been agreed by the Contaminated Land Specialist within Health and Environment.

Generic Quantitative Risk Assessment

The purpose of the generic quantitative risk assessment is to establish whether generic assessment criteria and assumptions are appropriate for assessing the risks and, if so, to apply them to establish whether there are actual or, potential risks. It is also determined if further detailed assessment is necessary.

This stage will not apply if further action is not identified as necessary during preliminary risk assessment.

Throughout this stage, further information about the site may be obtained through intrusive site investigation.

Step 1 Confirm outline conceptual model and context of risk assessment.

Step 2 Define the objectives for risk assessment.

Step 3 Define the information and tools needed to support the use of generic quantitative risk assessment.

Step 4 Collect information identified as required in step 3. **Intrusive site investigations should be undertaken following the main procedural requirements of BS 10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice. No site investigation should be undertaken until the methodology has been agreed by the Contaminated Land Specialist within Health and Environment.**

Step 5 Refine conceptual model and identify pollutant linkages.

Step 6 Estimate Risks

Decisions:
1 What pollutant linkages can be evaluated using generic assessment criteria and assumptions.
2. Whether unacceptable risks associated with these linkages can be identified using generic assessment criteria and assumptions.
3. What further action is appropriate?

Outputs: Generic Quantitative Risk Assessment Report (Inclusive of an Intrusive Site Investigation Report as detailed in BS 10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice) - A summary of decisions 1 to 3 above, and an explanation of how these decisions were made, based on the development of the conceptual model and steps 1 to 6 above.

Detailed Quantitative Risk Assessment

The purpose of the detailed quantitative risk assessment is to establish and use more site-specific information and criteria to decide whether there are unacceptable risks. It may be used as the sole method for quantitative assessment of risks, or it may be used to refine earlier assessments using generic assessment criteria. Detailed quantitative risk assessment may be used where generic assessment criteria are not available, appropriate, too conservative or do not allow for sufficiently detailed assessment.

This stage will not apply if further action is not identified as necessary during preliminary risk assessment.

Throughout this stage, further information about the site may be obtained through intrusive site investigation.

Throughout this stage detailed site-specific assessment criteria may be developed.

Stage 1 Confirm outline conceptual model and context of risk assessment.

Step 2 Define the objectives for the risk assessment.

Step 3 Define the information and tools needed to support the use of a detailed quantitative risk assessment.

Step 4 Collect information and obtain/develop tools identified in step 3. Intrusive site investigations should be undertaken following the main procedural requirements of BS 10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice. **No site investigation should be undertaken until the methodology has been agreed by the Contaminated Land Specialist within Health and Environment.**

Step 5 Refine the conceptual model and identify pollutant linkages.

Step 6 Estimate risks.

Step 7 Establish evaluation criteria.

Decisions:

1. What tools and criteria are appropriate for estimating and evaluating the risks from particular pollutant linkages?
2. Whether unacceptable risks associated with these linkages can be identified.
3. What further action is appropriate?

Outputs: Detailed Quantitative Risk Assessment Report (Inclusive of an Intrusive Site Investigation Report as detailed in BS 10175:2001 Investigation of Potentially Contaminated Sites – Code of Practice) - A summary of decisions 1-3 above, and an explanation of how these decisions were made, based on the development of the conceptual model and steps 1 to 7 above.

OPTIONS APPRAISAL

The procedure of 'Options Appraisal' evaluates feasible remediation options and determines the most appropriate remediation strategy for the site.

The following stages will not apply if remediation was not identified as necessary during Risk Assessment.

Consideration of the cost of remediation is included as a guide only. The information is not required within the outputs.

Identification of Feasible Remediation Options.

The purpose of this stage is to identify a shortlist of feasible remediation options for each pollutant linkage.

Step 1	Establish the context of and broad objectives for options appraisal.
Step 2	Define relevant pollutant linkages.
Step 3	Establish site characteristics and any other factors that might affect selection of options.
Step 4	Establish remediation objectives for each relevant pollutant linkage.
Step 5	Establish the management and other technical objectives.
Step 6	Decide which remediation options are potentially applicable.
Step 7	Where necessary collect further site data.
Step 8	Select feasible remediation options in accordance with site-specific objectives.
Step 9	Where necessary review remediation and other objectives or monitor and review.

Decisions

1. What site-specific objectives relating to pollutants and to other technical and management issues are relevant to the selection of remediation options.
2. Which remediation options should be taken forward for more detailed evaluation?

Detailed Evaluation of Remediation Options

The purpose of this stage is to decide, for each relevant pollutant linkage, which of the feasible remediation options is the most appropriate.

Step 1	For each relevant pollutant linkage confirm which remediation options are to be considered.
Step 2	Identify site - specific evaluation criteria.
Step 3	Collect and review detailed information on the characteristics of each option.
Step 4	Collect further data where necessary.
Step 5	Carry out a detailed evaluation of options against site-specific criteria.

Step 6 Estimate the cost of implementing the options.

Step 7 Review the basis for evaluating the options where the most appropriate option cannot be selected.

Step 8 Combine options where applicable and revise cost estimates.

Step 9 Describe which options or combination of options will form the basis of the remediation strategy.

Decisions:
1. Which remediation option(s) is the most appropriate for each relevant pollutant linkage?
2. Which options (if any) need to be combined?

Developing The Remediation Strategy

The purpose of this stage is to develop a remediation strategy capable of practical implementation on the site and to describe in broad terms the characteristics of the strategy.

Step 1 Define which relevant pollutant linkages are to be addressed using a single remediation option and which require options to be combined.

Step 2 Where options are to be combined consider how the options will be combined in practice.

Step 3 Decide what preparatory steps, if any, need to be considered at an early stage during implementation.

Step 4 Describe the broad characteristics of the remediation strategy and any associated practical issues.

Decisions
1. How in broad terms the remediation strategy is to be implemented and what practical issues may be involved.
2. Whether the proposed remediation strategy will meet all specified remediation management and other technical objectives and is acceptable on cost - benefit grounds.

Outputs: Remediation Strategy Report - A summary of decisions 1 and 2 of **Identification of Feasible Remediation Options.** A summary of decisions 1 and 2 of **Detailed Evaluation of Remediation Options.** A summary of decisions 1 and 2 of **Developing The Remediation Strategy**.

IMPLEMENTATION OF THE REMEDIATION STRATEGY

The procedure of the 'Implementation of the Remediation Plan' ensures that the remediation plan is carried out in a manner that ensures its effectiveness and its continued effectiveness.

Preparing the Implementation Plan

The purpose of this stage is to prepare the implementation plan such that the remediation strategy can be put into place in an effective and orderly manner.

The content of this section is for guidance only.

Step 1 Define who is responsible for producing the implementation plan.

Step 2 Identify and liaise with all relevant parties on content and structure of plan.

Step 3 Draft the implementation plan based on the agreed remediation strategy and overall management and other technical objectives.

Step 4 Consult with all relevant parties on content of plan.

Step 5 Issue plan to all relevant parties.

Decisions:

1. The remediation strategy for the relevant pollutant linkage(s) that form the basis of the implementation plan.
2. Who will undertake each aspect of implementation of the remediation strategy and what competencies are required.
3. What regulatory permits or licences are likely to be required?
4. What form of contact and technical specifications will be used to deliver the remediation strategy?
5. Timescales for completion of different activities, including any subsequent long term monitoring activities.

Design, Implementation and Verification

The purpose of this stage is to design, implement and verify the remediation in a way that the requirements of all relevant parties are met.

Steps 1 to 9 of this section are for guidance only.

Step 1 Appoint designer and planning supervisor.

Step 2 Confirm scope of design work including need for any other infrastructure works on site.

Step 3 Apply for regulatory permits and liaise with regulators.

Step 4 Design remediation work, produce drawings, specification, bills of quantities, contract conditions and programme.

Step 5 Draw up verification plan.

Step 6 Define the scope of any long term monitoring and maintenance and produce plan.

Step 7 Obtain approvals for detailed design from relevant parties.

Step 8 Revise the design if approval is not forthcoming.

Step 9 Identify suitable contractors to carry out the works.

Step 10 Implement remediation. **No remediation should be undertaken until the methodology has been agreed by the Contaminated Land Specialist within Health and Environment.**

Step 11 If further work is required agree with relevant parties.

Step 12 Produce the verification report.

Decisions:
1. The final form of the design for remediation.
2. The procurement strategy.
3. That remediation has achieved its objective as evidenced by a verification plan.
4. Whether long term monitoring and maintenance are required.

Outputs: Remediation Verification Report - Summary of decisions 3 and 4 above to include verification plan and reports, monitoring and maintenance plan.

Long term Monitoring and Maintenance

The purpose of this stage is to monitor the effectiveness of remediation, confirm predicted behaviour and maintain remediation.

This stage will not apply if monitoring and/or maintenance is not required.

Step 1. Review and revise monitoring and maintenance plan in light of completed site works.

Step 2 Identify and procure suitable parties to undertake work.

Step 3 Undertake maintenance work and provide regular reports.

Step 4 Undertake monitoring work and provide regular reports.

Step 5 Finalise reports and lodge with relevant parties.

Decisions:
1. Whether remediation has performed in accordance with design and has met objectives and criteria.
2. Whether there is a need for further monitoring and maintenance work.

Outputs: Long Term Monitoring and Maintenance Report - Summary of decisions 1 and 2 above to include monitoring data and reports on compliance with monitoring objectives, and maintenance records and reports on any work found necessary for the purposes of repair or upgrade.

APPENDIX 2

Glossary

Appraiser A person who carries out the process of options appraisal.
Assessor A person who carries out the process of risk assessment.
Conceptual model A representation of the characteristics of the site in diagrammatic or written form that shows the possible relationships between contaminants, pathways and receptors.
Contaminant A substance that is in, on or under the land and that has the potential to cause harm or to cause pollution of controlled waters.
Contaminated land Defined in s78A(2) of EPA 1990 as "any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that (a) significant harm is being caused or there is a significant possibility of such harm being caused, or; (b) pollution of controlled waters is being, or is likely to be caused."
Controlled waters Defined by Water Resources Act 1991, Part III, section 104, which includes all
groundwater, inland waters, estuaries and coastal water to three nautical miles from the shore.
Decision record A written account of the key decisions made at each stage of the risk management process.
Desk study Interpretation of historical, archival and current information to establish where previous
activities were located, and where areas or zones that contain distinct and different types of contamination may be expected to occur, and to understand the environmental setting of the site in terms of pathways and receptors.
Detailed quantitative risk assessment Risk assessment carried out using detailed site-specific information to estimate risk or to develop site-specific assessment criteria.
Detailed site investigation Main stage of intrusive site investigation, which involves the collection and
analysis of soil, surface water, groundwater, soil gas and other media as a means of further informing the conceptual model and the risk assessment. This investigation may be undertaken in a single or a
number of successive stages.
Durability The extent to which a remediation treatment is likely to be effective in reducing or
controlling unacceptable risks to a defined level over a period of time.
Effectiveness The extent to which a remediation treatment successfully reduces or controls
unacceptable risks to a defined level.
Environmental impact The effect of remediation treatments on the quality of the environment during
or following remediation.
Evaluation criteria (risk assessment) Parameters used to judge whether or not particular harm or
pollution is unacceptable.
Evaluation criteria (options appraisal) Formal attributes or factors against which the ability of different remediation options to meet site-specific objectives are measured.
Ex-situ Where contaminated material is removed from the ground prior to above-ground treatment or
encapsulation and/or disposal on or off site.
Generic assessment criteria Criteria derived using generic assumptions about the characteristics and behaviour of sources, pathways and receptors. These assumptions will be protective in a range of defined conditions.
Generic quantitative assessment Risk assessment carried out using generic assumptions to estimate risk or to develop generic assessment criteria.

Hazard A property or situation that in particular circumstances could lead to harm or pollution,

Health criteria value Benchmark criteria that represent an assessment of levels of exposure that pose
a risk to human health. For example, tolerable daily intake (TDI) and index dose.

Implementation manager A person who is responsible for the implementation of the remediation strategy.

Implementation plan A plan that sets out all aspects of design, preparation, implementation, verification, long-term maintenance and monitoring of the remediation.

In-situ Where contaminated material is treated without prior excavation (of solids) or abstraction
(of liquids) from the ground.

Land affected by contamination Land that might have contamination present which may, or may not,
meet the statutory definition of contaminated land.

Lines of evidence Collection of data sets for key parameters that support agreed remediation criteria
to demonstrate the performance of remediation.

Maintenance Activities carried out to ensure that remediation performs as required over a specified
design life.

Management objectives Site-specific objectives defined by stakeholders that relate to regulatory,
financial and commercial matters and the desired outcome of remediation.

MCERTS The Monitoring Certification Scheme is a quality assurance scheme for providers of monitoring services, equipment and systems, that is administered by the Environment Agency and accredited by UKAS.

Monitoring A continuous or regular periodic check to determine the ongoing nature and performance
of remediation, which includes measurements undertaken for compliance purposes and those undertaken to assess performance.

Monitoring criteria Measures (usually, but not necessarily, expressed in quantitative terms) against
which compliance with monitoring objectives will be assessed.

Monitoring objectives Site-specific objectives that define the monitoring programme needed to
demonstrate the short- and long-term performance of remediation or to track contaminant behaviour
and movement.

Pathway A route or means by which a receptor could be, or is exposed to, or affected by a contaminant.

Pollutant linkage The relationship between a contaminant, pathway and receptor.

Practicability The extent to which it is possible to implement and operate a remediation option or
strategy given practical constraints, such as treatment area, access, availability of support services, etc.

Preliminary risk assessment First tier of risk assessment that develops the initial conceptual model
of the site and establishes whether or not there are any potentially unacceptable risks.

Quality criteria Measures of the sufficiency, relevance, reliability and transparency of the information and data used for risk management purposes.

Quality management The systematic planning, organisation, control and documentation of projects.

Receptor In general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body.

Remediation Action taken to prevent or minimise, or remedy or mitigate the effects of any identified
unacceptable risks.

Remediation objective A site-specific objective that relates solely to the reduction or control of the risks associated with one or more pollutant linkages.
Remediation criteria Measures (usually, but not necessarily, expressed in quantitative terms) against
which compliance with remediation objectives will be assessed.
Remediation option A means of reducing or controlling the risks associated with a particular
pollutant linkage to a defined level.
Remediation strategy A plan that involves one or more remediation options to reduce or control the
risks from all the relevant pollutant linkages associated with the site.
Risk A combination of the probability, or frequency of occurrence of a defined hazard and the magnitude of the consequences of the occurrence.
Risk assessment The formal process of identifying, assessing and evaluating the health and environmental risks that may be associated with a hazard.
Risk estimation Predicting the magnitude and probability of the possible consequences that may
arise as a result of a hazard.
Risk evaluation Deciding whether a risk is unacceptable.
Risk management The processes involved in identifying, assessing and determining risks, and the implementation of actions to mitigate the consequences or probabilities of occurrence.
Site reconnaissance A walk-over survey of the site.
Site- specific assessment criteria Values for concentrations of contaminants that have been
derived using detailed site-specific information on the characteristics and behaviour of contaminants,
pathways and receptors and that correspond to relevant criteria in relation to harm or pollution for
deciding whether there is an unacceptable risk.
Stakeholders Individuals or organisations with an interest in the scope, conduct and outcome of a risk
management project.
Treatability studies Laboratory or field-scale trials that provide a means of determining the practicability and likely effectiveness of remediation, and estimating the timescales required to achieve the remediation objective.
Treatment train A sequence of remediation treatments necessary to achieve the standard of
remediation when treating contaminated material.
Uncertainty A lack of knowledge about specific factors in a risk or exposure assessment including
parameter uncertainty, model uncertainty and scenario uncertainty.
Verification The process of demonstrating that the risk has been reduced to meet remediation criteria and objectives based on a quantitative assessment of remediation performance.
Verification plan A plan that sets out the requirements for gathering data to demonstrate that remediation meets the remediation objectives and criteria.
Verification report Provides a complete record of all remediation activities on site and the data collected as identified in the verification plan to support compliance with agreed remediation objectives
and criteria.