

Background

The LK Group (LK) offers a wide range of contaminated land related services tailored to suit our client's requirements. Our experienced staff will discuss your needs and recommend the best options available to you.

LK supply contaminated land services to a wide range of private companies and public bodies to assist in satisfying planning conditions, identifying liabilities associated with land transfers and assisting local authorities in Part 2A investigations and determinations.

All LK investigations and risk assessments are undertaken in line with the latest UK guidance which recommends a phased approach to carrying out contaminated land work.

Phase I Desk Studies

A Phase I desk study or Preliminary Risk Assessment (PRA) is a key document in any contaminated land assessment and is fast becoming a statutory requirement (under PPS23) to accompany a planning application for a sensitive development such as housing.

LK offers a comprehensive PRA service which includes the collation of relevant environmental information for your site such as historical mapping, aerial photographs, water quality data, landfill data, coal mining, ground instability and geology.

We also undertake a site walkover to gain a fuller understanding of the site and its setting (a requirement in PPS23). In accordance with current guidance and best practice, this information is used to create a Conceptual Model which will identify the presence of any potential pollutant linkages associated with the site and the potential for any significant contamination which will require further assessment.

Phase 2

Geoenvironmental Investigations

LK offers a comprehensive site investigation service which can address contaminated land and groundwater issues in combination with undertaking geotechnical site investigation and/or coal mining investigations.

LK design and undertake full supervision of the site works using our highly trained and experienced staff. Our staff undertake site investigations with recourse to current guidance such as BS5930, BS10175, CIRIA C659 and CLR11 and whilst on-site are able to make instant informed decisions based upon site conditions.

As well as utilising tried and trusted intrusive techniques such as trial pits and boreholes we can also offer non-intrusive works such as geophysical surveys, which we have used previously in searching for mineshafts and landfill boundaries.

Risk Assessment

Both human health and groundwater risk assessments form a crucial part of any contaminated land investigation. There are generally two types of risk assessment. Generic Quantitative Risk Assessment (GQRA) and Detailed Quantitative Risk Assessment (DQRA).

- GQRA: In a GQRA, LK staff use appropriate published standards and guidelines for standard land-uses (such as housing with and without private gardens or commercial and industrial sites) to assess the contaminative status of a site. This assessment is then used as a basis for deciding if the site requires remedial action.

Risk Assessment

- DQRA: A Detailed Quantitative Risk Assessment (DQRA) may be appropriate for non-standard land-uses such as playing fields or areas of open space or for contaminants where there are no published standards and guidelines. In such cases, LK can generate Site Specific Assessment Criteria. This involves close liaison with regulatory bodies and the Health Protection Agency.

A major advantage for our clients is that a DQRA can allow a more realistic risk assessment, reflective of actual site conditions which can often reduce the remedial requirements and, therefore, project costs.

Phase 3 Remedial Design and Validation

The time and effort spent successfully undertaking and completing the Phase I and Phase II reports is squandered unless appropriate remediation and validation works are undertaken. The Phase III (or remediation and validation stages) can ultimately lead to reduction in risk from contamination, discharge of planning conditions and successful completion and sign-off of developments.

LKA have a wealth of experience in the design of remedial strategies and the application of innovative remediation techniques. Our recent project experience includes the use of cement based solidification and stabilisation techniques and both in-situ and ex-situ bioremediation of fuel spills.

A key consideration is the validation of the remediation and to achieve this LKA undertake prior liaison with the Local Authority, Environment Agency and NHBC.

Geotechnical Investigation

Geotechnical testing and investigations are regularly undertaken in conjunction with a geoenvironmental investigation. In-situ tests within boreholes and trial pits including Standard Penetration Tests (SPTs), CBR tests for roads and car parks are common practice in most investigations.

LK are also capable of undertaking soakaway tests and producing associated calculations to assist in the design of soakaways and septic tanks in accordance with NHBC and BRE guidance.

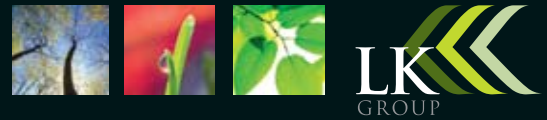
Further Information

For further information please contact Colin Crompton on:

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Flood Risk Assessment Capability Statement



Why undertake a Flood Risk Assessment (FRA)?

Planning Policy Statement 25 (PPS25) was issued in December 2006 and is focussed on core policies that are clearer and easier to understand than the earlier PPG25 which it replaces. It clarifies the Sequential Test that matches types of development to degrees of flood risk and strengthens the requirement to include flood risk assessments at all levels of the planning process.

Planning authorities have a duty to consult with the Environment Agency (EA) for all applications for development in areas of flood risk or where critical drainage problems exist, and for sites of more than one hectare. The planning authority must notify the Secretary of State of any application for 'major development' in a flood risk area, where it is minded to grant permission against advice from the EA.

Services

The LK Group (LK) can offer a wide range of flood risk services tailored to suit all our clients' needs. Our experienced staff will discuss your requirements and recommend the best options available to you. Please visit our dedicated website for more detailed information.

The Sequential and Exception Tests

PPS25 requires that most types of development on sites in areas at risk of flooding are tested to determine their suitability in comparison with other sites at lower flood risk. The Planning Authority should ensure that the more vulnerable uses are directed to sites at lower flood risk and they should require a Sequential Test to be submitted with the planning application to demonstrate this. Then, provided that the test is positive, the proposals must also fulfil the requirements of the Exception Test with regard to sustainability, brownfield land and adequate reduction of risk to others.

The Flood Risk Assessment

The LK approach to undertaking a FRA is based on PPS25: Development and Flood Risk. (Dec 2006) and current guidance, such as DCLG PPS25: Development and Flood Risk Practice Guide (Jun 2008) and EA Standing Advice Development and Flood Risk – England (Mar 2007).

For planning applications it is necessary to demonstrate how all risks of flooding to the site and consequent affects of the development on others will be managed.

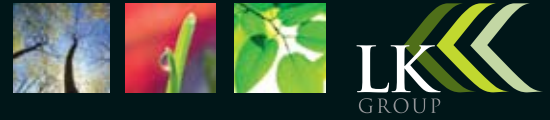
LK will consult with the EA, the Planning Authority, Drainage Undertaker(s) and others as necessary to obtain the relevant data and their requirements for the protection and drainage of the site. Consultees may then place requirements and restrictions on the scope of the development, such as access easements to watercourses and plant, inclusion of flood defence works and provision of Sustainable Drainage Systems (SuDS) elements that restrict the area and form of development.

In some cases it is possible to demonstrate early in the assessment that the site is not at risk of flooding, in which case it can be agreed with the EA and LPA that a FRA need not be supplied. It can also sometimes be found that the use proposed is unlikely to be consented because it does not appear that the flood risks can be adequately managed. In this case it will be up to the client to decide whether of not to proceed with the FRA and planning application in its original form.



Businesses flooded in York – 2000

Flood Risk Assessment Capability Statement



The Flood Risk Assessment Cont.

For the above reasons it is therefore important to start the FRA process early in the site development programme so that this feedback can be included into site feasibility and financial modelling to avoid unnecessary expenditure and loss of time.

The LK Group can either produce the Sequential Test and Exception Test documentation in liaison with the client or, if preferred, provide the client and/or their Planning Consultant with the necessary technical justification.

This capability statement is written specifically for English legislation. Similar but different requirements apply in Scotland and Wales under Scottish Executive Planning Policy 7 (SPP7) and Welsh Assembly Government Technical Advice Note 15 (TAN15). However, the general approach and outcomes remain the same.

The LK Approach

The LK Group can, if required, approach the FRA in stages to align with the client's risk management and decision-making processes:

1. An initial data gathering and review, including discussions of principle with major consultees, to arrive at a 'constraints report' setting out the identified constraints to development. (Often produced before purchase or when making an initial assessment of feasibility.)
2. Detailed analysis, consultation and production of the FRA to accompany the Planning Application. Often an element of liaison with the master-planners and designers is desirable during this stage to maximise site value.
3. Assistance with the production of the Sequential and Exception Test documentation if necessary. Liaison with other client advisors to produce the most powerful planning arguments.

4. Post application discussions with the EA and LPA, and inputs to Appeal or Inquiry.

Over-topping sea defences at New Brighton, Wirral.



Further Information

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