

PRELIMINARY RISK ASSESSMENT

Land adjacent to Underhill, Redisher Lane, Hakshaw, BL8 4HX.

1. Site Context

The site comprises an established domestic garden associated with an existing dwelling, located within a residential setting. The submitted drawings indicate:

- Existing dwelling and garden curtilage.
- No evidence of former industrial, commercial, agricultural, or potentially contaminative land uses within the application boundary.
- Surrounding land uses are residential in character.

The site is not known to have been previously developed for uses typically associated with contamination risk (e.g. fuel storage, engineering works, landfill, agricultural chemical storage, infilling, or made ground).

2. Preliminary Risk Assessment

A preliminary contaminated land risk screening has been undertaken proportionate to the scale and nature of development.

Potential Sources:

- No historical industrial or commercial uses identified.
- No known underground storage tanks or contaminative processes.
- No evidence of infilled land within the red line boundary (based on submitted plans and residential context).

Potential Pathways:

- Direct contact with soils during construction.
- Ingestion/inhalation of soil or dust (future residents).
- Potential groundwater migration (theoretical only).

Potential Receptors:

- Construction workers.
- Future residential occupiers (including children).
- Controlled waters (if present).

3. Risk Evaluation

Given the site's long-standing use as domestic garden land and absence of any identified contaminative historical uses

the likelihood of significant contamination is considered **low**.

There are no identifiable pollutant linkages (source–pathway–receptor relationships) that would indicate a plausible risk requiring intrusive investigation at this stage.

4. Conclusion

On the basis of the site's established residential garden use and absence of known contaminative activities, it is concluded that:

- The risk of land contamination is **low**.
- A Phase 2 intrusive site investigation is **not considered necessary** at this stage.
- No remediation strategy is required.

Kind regards

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