



## 2 Noteworthy phase of contaminated land risk assessment

**Contaminated land risk assessment** is the overarching procedure used to make sure a site or development will not present an intolerable risk to those occupying, using or else otherwise affected by it. With the degree of risk being intimately related to the proposed use, rather than the mere continuation of contamination alone, this is known as 'the appropriate for use approach'.



There is no scarcity of case study material relating to sites where contaminated land risk assessment was not applied appropriately or was not yet the norm, with the succeeding discovery that the land is not appropriate for use, for instance as residential gardens. This unfortunate circumstance is usually an artifact of our manufacturing past, and can eventually lead to determination as contaminated land under Part 2A of the Environmental Protection Act (1990).

Based on the specifics of the site or else development proposals, professionals work with clients to expand a targeted risk assessment method based on a pragmatic conceptual site model, in line with government constitutional guidance and CLR11.

We undertake both qualitative as well as quantitative risk assessments as essential to meet the demands of regulators such as local ability planning (as required by the NPPF) and structure control, the Environment Agency, or the requirements of stakeholders such as warranty providers or else lenders.

A risk based method is often employed in identifying and prioritizing sites for development, disposal or else acquisition.

### **Phase 1 Contaminated Land peril Assessment – The Desk Study**

Any convincing and acquiescent contaminated land assessment will always be founded on information gained from a desk study along with phase 1 preliminary risk assessment, especially if controller acceptance is requisite.

Equally highly, it is often probable to exit the risk-assessment procedure at this stage without advancing to expensive invasive phase 2 investigation works on site; this classically occurs where the desk study evaluation of records on historical land-use, such as historical mapping, aerial photography, trade directories as well as anecdotal knowledge indicate noteworthy contamination is doubtful and the overall risk is suitably low. Likewise, qualitative evaluation of the above factors together with accessible environmental data such as local geology, controlled waters, concepts, secluded sites along with proposed site use may lead to the conclusion that a major pollutant or else contaminant linkage is unlikely to affect the development or else wider environment.

Whether you necessitate risk assessment for a single plot expansion, an oil refinery, or else anything in between, Professionals have the capabilities as well as experience to devise the most favorable solution for your project.

### **Phase 2 Contaminated Land Assessment**

Where the preliminary risk assessment has recognized a risk of important contamination at a site, phase 2 investigations is undertaken to get chemical data on subsurface conditions at the site. Equally, the information gained during phase 1 may be adequate for the parties to make a decision against additional investigation.

Soil samples may be repossessed from hand-dug test pits or else with the use of machines such as a mechanical excavator, and in some cases from boreholes formed with a drilling rig or else window sampling rig.