

**MR D. WHITFIELD
SITE OF FORMER BECKERMET SERVICE GARAGE,
NURSERY ROAD,
BECKERMET**

**PRELIMINARY RISK ASSESSMENT
DOC. REF: 25/02/1072 – PRA**

**ALPHA DESIGN
JUNE 2026**

INTRODUCTION.

This Preliminary Risk Assessment (PRA) has been prepared to support a reserved matters planning application for five dwellings on the former Beckermets Service Garage site, Nursery Road, Beckermets.

The legal definition of contaminated land (from Section 78A (2) of Part 2A of the Environmental Protection Act (1990) is:

'.....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:

Significant harm is being caused or there is the significant possibility of such harm being caused; or

Pollution of controlled waters is being, or is likely to be, caused...'

Risk Assessment.

The first process concerns risk assessment and for development it involves the characterisation of the site in the context of the proposed use and its potential impacts upon the environment and surrounding uses.

The first stage of this process is the preliminary risk assessment to establish whether there are any potentially unacceptable risks arising from contamination at or around the site to the proposed development. This stage can be addressed with a site walkover or reconnaissance survey to verify and obtain additional information.

SITE INFORMATION AND DESCRIPTION.

The application site is defined by a red line on drawing no. 25/02/1072 - 01.

The site is located to the south of Nursery Road, Beckermets. The site has a frontage with Nursery Road (public highway) with buildings to the north, east and west and open agricultural fields to the south.

For many years Beckermets Service Garage operated from the site however it is understood the business ceased trading in 2020. The applicant bought the site in 2021.

Outline planning permission for residential development was applied for and obtained on 13/10/2023 (4/23/2034/001 refers).

A Demolition Notice was served on Building Control on 15/01/2024 and was subsequently approved which led to the buildings being demolished and site cleared in spring 2024. Except for some low level, self-set vegetation, the site remains in a cleared state with no current use therefore the risk of potential for contamination is considered low to negligible.

A recent walk over/ reconnaissance survey revealed no ground discolorations, evidence of made-up ground or imported non-natural materials or substances. This is confirmed by the images included in Appendix A as set out below.

- A series of images numbered 1 to 5 which show the site during and immediately after clearance.
- Two images numbered 6 and 7 of trial holes that were undertaken in August 2025 to inform the percolation tests which clearly show the sub-strata to be clean and in virgin ground.
- Three images numbered 8 to 10 taken on 06/06/2026 which show the site in its current state.

It is considered that the information provided serves to confirm that there is low or negligible risk from potential sources of hazard/ pollution from past land uses that would cause risk to health during either construction or future occupation of the proposed dwellings.

PLANNING HISTORY.

Outline planning permission was applied for and obtained on 13/10/2023 (4/23/2034/001 refers).

HISTORICAL LAND USE.

For many years Beckermat Service Garage operated from the site however, the business ceased trading in 2020, and the applicant bought the site in 2021.

CONCLUSION.

A Preliminary Risk Assessment has been undertaken.

The site has been assessed in terms of potential for sources of hazards/ pollution or risk to construction workers or future occupiers and photographic evidence has been provided.

It is considered that the information provided serves to confirm that there is low or negligible risk from potential sources of hazard/ pollution from past land uses that would cause risk to health during either construction or future occupation of the proposed dwellings.

The applicant will however accept a planning condition controlling the procedures that are to be followed in the event unexpected contamination is discovered.

APPENDIX A



IMAGE 1 – TAKEN FROM PUBLIC HIGHWAY LOOKING SOUTHEAST AFTER DEMOLITION & SITE CLEARANCE.



IMAGE 2 – EXCAVATION SHOWING EXISTING SERVICES TAKEN DURING DEMOLITION & SITE CLEARANCE.



IMAGE 3 – TAKEN LOOKING EAST AFTER DEMOLITION & SITE CLEARANCE.



IMAGE 4 – TAKEN LOOKING SOUTHWEST AFTER DEMOLITION & SITE CLEARANCE.



IMAGE 5 – TAKEN LOOKING WEST AFTER DEMOLITION & SITE CLEARANCE.



IMAGE 6 – TRIAL HOLE EXCAVATION UNDERTAKEN AUGUST 2025.



IMAGE 7 – TRIAL HOLE EXCAVATION AUGUST 2025.



IMAGE 8 – TAKEN LOOKING SOUTH ALONG EASTERN BOUNDARY ON 06/06/2026.



IMAGE 9 – TAKEN LOOKING SOUTHWEST ON 06/06/2026.



IMAGE 10 – TAKEN LOOKING SOUTHEAST ON 06/06/2026.