

Purpose of Assessment

This Preliminary Risk Assessment serves as a qualitative screening tool to evaluate the likelihood of encountering unexploded ordnance (UXO) at 14 Blackburn Road, London, NW6 1RZ. The assessment takes into account the basic factors impacting the potential presence of UXO, as detailed in Stage One of the CIRIA UXO risk management process, to provide an informed understanding of the associated risks at the site.

Location

The Client has defined the study site as 14 Blackburn Road, London, NW6 1RZ is approximately centred on the National Grid Reference: TQ 25622 84681.

The study site is situated in the Borough of Hampstead, approximately 20m north-east West Hampstead Station.

Background

This assessment, undertaken by RMS UXO Limited, (RMS UXO), serves as an initial analysis aimed at understanding the potential risks associated with unexploded ordnance (UXO) at 14 Blackburn Road, London, NW6 1RZ. The assessment is conducted following the guidelines specified by CIRIA C681, "Unexploded Ordnance, a Guide for the Construction Industry".

The data compilation and analysis have been carried out by a team of UXO specialists at RMS UXO. Various resources have been used for this assessment; including but not limited to, extensive historical archives, comprehensive library documents, unique geo-databases, and other online materials.

The assessment is structured around the following key aspects to provide a preliminary understanding of the UXO risk profile for the site:

- Primary Site Information
- Former Military Involvement
- Indicators of potential aerial dropped UXO threats
- Assessment of any Risk Reduction Factors
- Overview of Proposed Intrusive Activities
- Need for Extended Investigation

The main objective is to identify any need for a more detailed UXO Risk Assessment. This preliminary analysis aims to go through the basic risk factors associated with UXO at the site, serving as a practical 'initial move' in the UXO risk management process. The report and its conclusions will be based on preliminary research from RMS UXO's team at the time of production.

Considerations

Site Location	14 Blackburn Road, London, NW6 1RZ
History of Military Activity	Geodata cross-referencing does not indicate a significant level of Allied military activity in close proximity to the Site, however due to HAA battery recorded approximately 2km south-east of the Site, the risk of Allied UXO cannot be entirely discounted.
Pre-WWII History	Pre-WWII mapping reveals the Site comprised open ground to the west and small structures associated with the railway to the east.

Post-WWII History	Post-WWII mapping reveals the Site largely retained its pre-war composition. Post-war aerial photography corroborates with the post-war mapping.
WWII Air Raid Activity	Overall, the Borough of Hampstead sustained a very high level of bombing. An average of 166 items of ordnance were recorded per 1,000 acres; this does not include incendiary bomb 'showers'.
Bomb Damage	Bomb damage mapping appears to show minor blast damage to one structure, the rest of the Site saw no damage.
Site Access	The Site is anticipated to have received a moderate level of access and observation due to its use as a part of the railway line. However, during and bombing raids the anticipated level of access with have dropped and any damage to structures will have been visible during the post-raid railway checks.
Post War Development	Consulted recent aerial photography of the Site appears to show a largely low level of development. However, this the addition of a structure to the west of the Site by 2001. No developments have been noted since.
Proposed Works	RMS UXO were not aware of any future Site works at the time of writing this report.

Conclusions

During the war the Borough of Hampstead was subject to an overall very-high level of bombing and a preliminary search of local records, consulted mapping suggests that the Site in question sustained damage from bombing. Due to the bombing recorded in close proximity to the Site and the Site consisting of open ground it is unclear if the area will have been contaminated by German or Allied ordnance. Therefore, there is a potential risk posed by UXO the extent of which needs clarification.

Recommendations

As per CIRIA C681 the Preliminary Risk Assessment aims to evaluate the potential risk from UXO, based on historical data including wartime bombing records. Recommendations suggest advancing to a Detailed UXO Risk Assessment per CIRIA guidelines for a thorough examination of wartime conditions in the anticipated work area. This entails obtaining local bombing records, WWII-era aerial imagery, and other historical data. Before, or instead of a Detailed Assessment, implementing UXO Risk Mitigation Measures for planned intrusive works is advisable.

Should the client possess any subjective or data-driven insights into UXO risks on-site, contacting RMS UXO is encouraged.

This report has been constructed with professional thought and care by RMS UXO. Historical data has been meticulously collected and reviewed from third party sources. The validity of this information has been checked to the best of our ability, but RMS UXO holds no accountability for errors resulting from missing or incomplete information. Moreover, despite best efforts to compile a comprehensive historical dataset RMS UXO disclaims responsibility for any subsequent modifications to risk evaluations or mitigation proposals that may be necessitated by the discovery of additional information post factum.

Appendix E: Regulatory Correspondence

Contaminated Land Enquiry
14 Blackburn Road, NW6 1RZ

Your query has been answered in red text below:

1. Please could you confirm whether the property is registered as contaminated land or if it is listed as a priority for review.

1A. The subject site has not been determined as contaminated land under Part 2A of EPA 1990. We can confirm that the Council is not currently investigating this property under Part 2A, although this does not preclude it from potential investigation in the future. We cannot provide any further information other than that as we are currently reviewing our contaminated land strategy and priority sites.

2. Do you have any concerns regarding pollution (former pollution incidents etc) relating to the property?

2A As part of your enquiry, the following searches were undertaken using the Councils GIS software (GISMO) to identify the potential for land contamination due to past and present land use activities within 100m. The search radius was expanded for landfill sites and private water supplies as explained below.

- Part A2/B Industrial Process – **none**
- Authorised landfill sites - **none**
- Elevated levels of heavy metals in soils – **none**
- Within 250m radius of former historic landfill site(s) within LBC- **none**
- Private waters supplies within 1km - **none**
- Pollution Incidents – **none**
- Trade Directory review
- Land use activities identified from O/S maps
- Businesses registered with Kelly's Trade Directory operating within and intersecting a 100m radius of the site:

Site Type	Date	Old Road Name	Old Road Number
Perforating Machine Manufacturer	1989	Blackburn Road	Tower Royal Works
Printers	1961	Broadhurst Gardens	159
Motor Garage Repairs	1951	Broadhurst Gardens	151
Motor Garage Repairs	1916 to 1921	Broadhurst Gardens	167
Motor Garage Repairs	1951	West Hampstead Mews	13
Motor Garage Repairs	1921	West Hampstead Mews	14
Motor Garage Repairs	1951	West Hampstead Mews	22
Motor Garage Repairs	1951	West Hampstead mews	6
Motor Engineers	1910 to 1912	Blackburn Road	
Furriers	1951	West End Lane	177
Coal & Coke Merchants	1906 to 1917	West End Lane	201
Coal & Coke Merchants	1906	West End Lane	116
Coach & Motor Body Builders	1961	West End Lane	Sidings

FINDINGS

Historic land uses mapped on site include railway land and an unknown industrial use, along with a perforating machine manufacturer, motor engineers and a coal and coke merchants on site/in close proximity to the site. The results have identified the following past industrial land use activities of plausible concern within 100m:

Epoch	Land Use
1871-1877	Railway Lands
1894-1896	Railway Lands
1909-1922	Railway Lands
1934-1939	Railway Lands
1952-1955	Unknown Industrial
1952-1955	Crane Repair Works
1952-1955	Engineering Works high risk
1952-1955	Exhibition Works
1952-1955	Unknown Industrial

According to our contaminated land risk characterisation, land on which the above processes/activities were carried out is considered to represent a **Medium** risk (**risk score 9** e.g., Railway Lands) to **High** risk (**risk score 16** e.g. Crane Repair Works). It is considered likely that such land could exhibit significantly elevated contaminant levels with the potential to cause harm, although the Council has no present evidence that confirms that there are contamination issues affecting the site other than potentially contaminative land-use activities on site, and in proximity. Therefore, the subject site is not currently being investigated under the Part IIA of the Contaminated Land Regime as it is considered (based on the information available) suitable for its current use.

If the site was to be redeveloped in the future, involving ground disturbance, excavation works or soft landscaping (certain soils in Camden contain elevated heavy metals) then a planning condition would be recommended for a detailed site investigation (desk top study, walkover survey and intrusive investigation) and if necessary, remediation works. The investigation process follows a risk-based approach under Part 2A of EPA 1990, objectively to ensure that potentially contaminated land is suitable for its proposed use. Consequently, the planning process is the main way in which contaminated land and potentially contaminated land is investigated and remediated in Camden.

3. Details of any Pollution Prevention and Control Act records / other permits or licenses held for the property.

3A There are no PPC Part A installations operating in the LBC.





4. Do you hold any site inspection, investigation, remediation/validation reports for the site (and is it possible to obtain copies?)
 - 4A From review of available records, a previous ground investigation and remediation strategy were undertaken for the site, with the reports provided under planning reference 2009/0639/P on the Planning Portal [Planning Application Search \(camden.gov.uk\)](https://www.planningportal.co.uk/application-search)
5. Information relating to known landfills or infilled ground within the vicinity of the site.
 - 5A As illustrated by 2A above, the site is not within the vicinity of a known landfill site.
6. Private water supply records.
 - 6A There are no private water supplies within the London Borough of Camden.
7. Groundwater abstraction and discharges to ground via soakaway.
 - 7A The Council does not hold records of groundwater abstractions or soakaways. For further information contact the Environment Agency.
8. Any records on the historical development of the site including archaeological issues;
 - 8A. We do not hold records of archaeological issues.
9. Any available details pertaining to the ponds/reservoirs/other surface water bodies proximate to the site.
 - 9A. Regrettably LBC do not hold records of such controlled waters. This information could be obtained from a site visit and or desktop study.
10. Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site? Have radon protection measures been required in buildings on site or within 100m? If so, please provide details.
 - 10A The Council does not hold radon gas concentration data. However information is available at [UKradon - UK maps of radon](https://www.ukradon.org.uk/)

Disclaimer:



The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

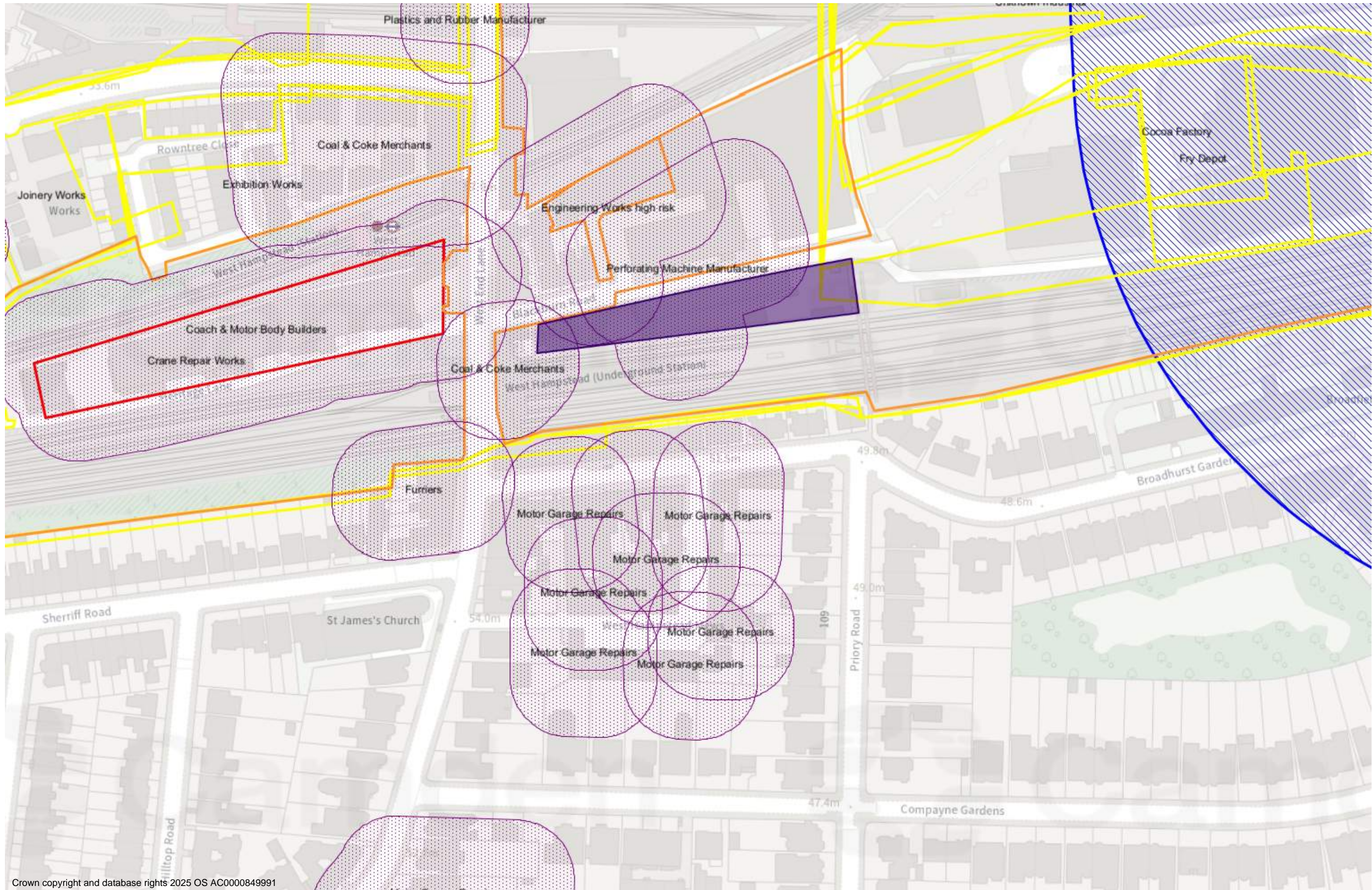
Map legends:

Land Use Hist - Source Risk

	15+	(119)
	11 to 14	(641)
	5 to 10	(785)
	0 to 4	(374)

	Heavy Metals B/G Survey
	Pollution Incident
	Part B Sites
	Historic Landfill Site
	Historic Landfill Site 250m Buffer

	Kellys Data Buffer 25m
	Authorised Landfill Sites
	Pollution Inventory Waste Transfer
	Pollution Inventory Substances
	Pollution Inventory Radioactive



Dustin Dela Cruz

From: NET Enquiries <HNLenquiries@environment-agency.gov.uk>
Sent: 19 February 2025 14:54
To: Dustin Dela Cruz
Subject: HNL 398692 WD - 250129/LG09 Site Information Request, 14 Blackburn Road
Attachments: Historic Landfill.xlsx; Pollution Incidents.xlsx; Historic Landfill Map.pdf

Dear Dustin

Enquiry regarding: Site Information Request - 14 Blackburn Road

Thank you for your enquiry which was received on 28 January 2025.

We have considered your request under the provisions of the Freedom of Information Act 2000 / Environmental Information Regulations 2004 (EIR). The Act requires that we respond to requests by advising you whether or not information is held, and if so by providing you with that information.

EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

Information not held – Q1 Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case); Please contact the local planning authority for previous planning applications.

In this case, the information you have requested is not held by the Environment Agency, and we are therefore refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

Rights of appeal - If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

1. Background groundwater and surface water quality.

Our water quality data is available online via open data website.

<https://data.gov.uk/dataset/a0e6f23e-d631-4584-9ea2-7053620e4af2/water-quality-archive>

Additionally, you can view the catchment data explorer for Water Framework Directive status and details of the area. - <https://environment.data.gov.uk/catchment-planning/>

2. Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters.

Please use the following link for details of reports for known problems regarding groundwater flooding issues <https://www.gov.uk/government/collections/groundwater-current-status-and-flood-risk> If there is not one for your site then we have no reports of any problems there in our records.

Groundwater level data can be found as open data here:

<https://data.gov.uk/search?q=groundwater+levels> alternatively a public database is available from <https://www.bgs.ac.uk/information-hub/borehole-records/>

Hydrometry data is available online as open data – [Hydrology Data Explorer](#)

3. Licenced water abstractions (surface and groundwater) and details of the geological unit each abstract from;

There are no licensed abstractions on site or in the search area.

Groundwater abstraction license <https://data.gov.uk/dataset/7619198a-1bbf-4cbc-8014-f6a46edb230e/water-abstraction-data-sets>

Under the Water Act 2003, abstractions equal to or less than 20 cubic metres per day were deregulated as of 1 April 2005. We do not hold records of current abstractions which are below this threshold value. We only hold information on abstractions that were below the threshold before 1 April 2005.

We advise you to visit British Geological Survey's website

<http://www.bgs.ac.uk/data/boreholescans/home.html> for details of all known boreholes and wells.

4. Groundwater Source Protection Zones (SPZs).

Source Protection Zones (aka groundwater source protection zone) – are available as a map on the DEFRA Magic webpage – or as open data.

https://magic.defra.gov.uk/Dataset_Download_Summary.htm or

<https://data.gov.uk/dataset/09889a48-0439-4bbe-8f2a-87bba26fbbf5/source-protection-zones-merged>

Nitrate Vulnerable Zones are available as a map on the DEFRA Magic website

https://magic.defra.gov.uk/Dataset_Download_Summary.htm or as open data

<https://data.gov.uk/search?q=Nitrate+Vulnerable+Zones+%28NVZ%29+2017+&filters%5Bpublisher%5D=&filters%5Btopic%5D=&filters%5Bformat%5D=>

5. Licenced Discharge Consents.

Discharge consent details are available on our public register. <https://environment.data.gov.uk/public-register/view/search-water-discharge-consents> and Discharge volume data -

<https://environment.data.gov.uk/dataset/5fe5ab2e-d465-11e4-8a42-f0def148f590>

6. Records of any 'Special Sites' as per Part 2a (EPA 1990);

The site is not designated as a Special Site under Part IIa of the EPA 1990. The Environment Agency only regulates Special Sites. The local council regulates all other contaminated land sites and maintains the Contaminated Land Strategy. Please contact the relevant local authority for further information.

7. Details of any sites under consideration for investigation as a potential 'Special Site' as per Part 2a (EPA 1990);

Having checked our records, we are not aware of any sites in the defined area being considered for special status.

8. Details of any lined surface watercourses.

Details can be found online - <https://environment.data.gov.uk/asset-management/index.html?element=help>

9. Details of any culverted watercourses.

Details can be found online - <https://environment.data.gov.uk/asset-management/index.html?element=help>

10. Any ground investigation data for the site or immediately surrounding area.

We have checked with our groundwater and contaminated land team, and we hold no records of site investigations or remediation works in the defined search area.

Please be aware that we only consider risks to groundwater. The local council's Environmental Health Department is responsible for risks to other receptors (for example human health, property, and ecology) and should be contacted for further information.

This information above is provided subject to the [Open Government Licence](#), which you should read.

The following information is not available under the Open Government Licence but we may be able to license it to you under the Environment Agency Conditional Licence: [Environment Agency Conditional Licence](#).

1. Records of any pollution incidents and remediation subsequently undertaken.

Please find attached a spreadsheet of pollution incidents within the defined area.

The following special conditions relate to the: pollution incident data provided.

Conditions:

1. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of one year at the end of which it will terminate automatically without notice.

2.1. The Information contains some data that we believe is within the definition of "personal data" under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the condition above. This personal data comprises information relating to individuals, or to sites operated by an individual or partnership of individuals.

2.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

INFORMATION WARNING:

Where these data indicate an incident occurred on a particular site or property no inference should be drawn that the site or property owner necessarily was responsible. Grid references may be derived from third party information and at different map scales and may have tolerances in accuracy and precision. Where there are multiple pollutants, an incident will have a row in the data for each.

2. Records of current or historical landfill sites or waste sites

Please find attached a spreadsheet of data we hold for historic landfill site(s). Please find attached a map of the landfill site.

The following special conditions relate to the data above:

1. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of one year at the end of which it will terminate automatically without notice.

2.1. The Information contains some data that we believe is within the definition of “personal data” under the Data Protection Act 1998, but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the condition above. This personal data comprises information relating to individuals, or to sites operated by an individual or partnership of individuals.

2.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

Our historic landfill details are available online - <https://data.gov.uk/dataset/17edf94f-6de3-4034-b66b-004ebd0dd010/historic-landfill-sites>.

Our permitted landfill sites can be found online - <https://www.data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-99108371c0ee/permitted-waste-sites-authorised-landfill-site-boundaries>

You can list all the waste permitted sites in an area via our public register available here: <https://environment.data.gov.uk/public-register/view/index>

However, you MUST first check the supporting information and the above link to determine if the conditions on use are suitable for your purposes. If they are not, this information is not provided with a license for use, and the data is provided for read right only.

Please get in touch if you have any further queries. If you want us to review the information we have sent, please contact us again within two months from the date of this email.

Kind Regards,

Will Douglas

Customers and Engagement Officer

Environment Agency, Hertfordshire and North London

Alchemy, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1HE

Direct dial 0203 025 9210

Direct email HNLenquiries@environment-agency.gov.uk

From: Dustin Dela Cruz <dustin.delacruz@a2-studio.com>

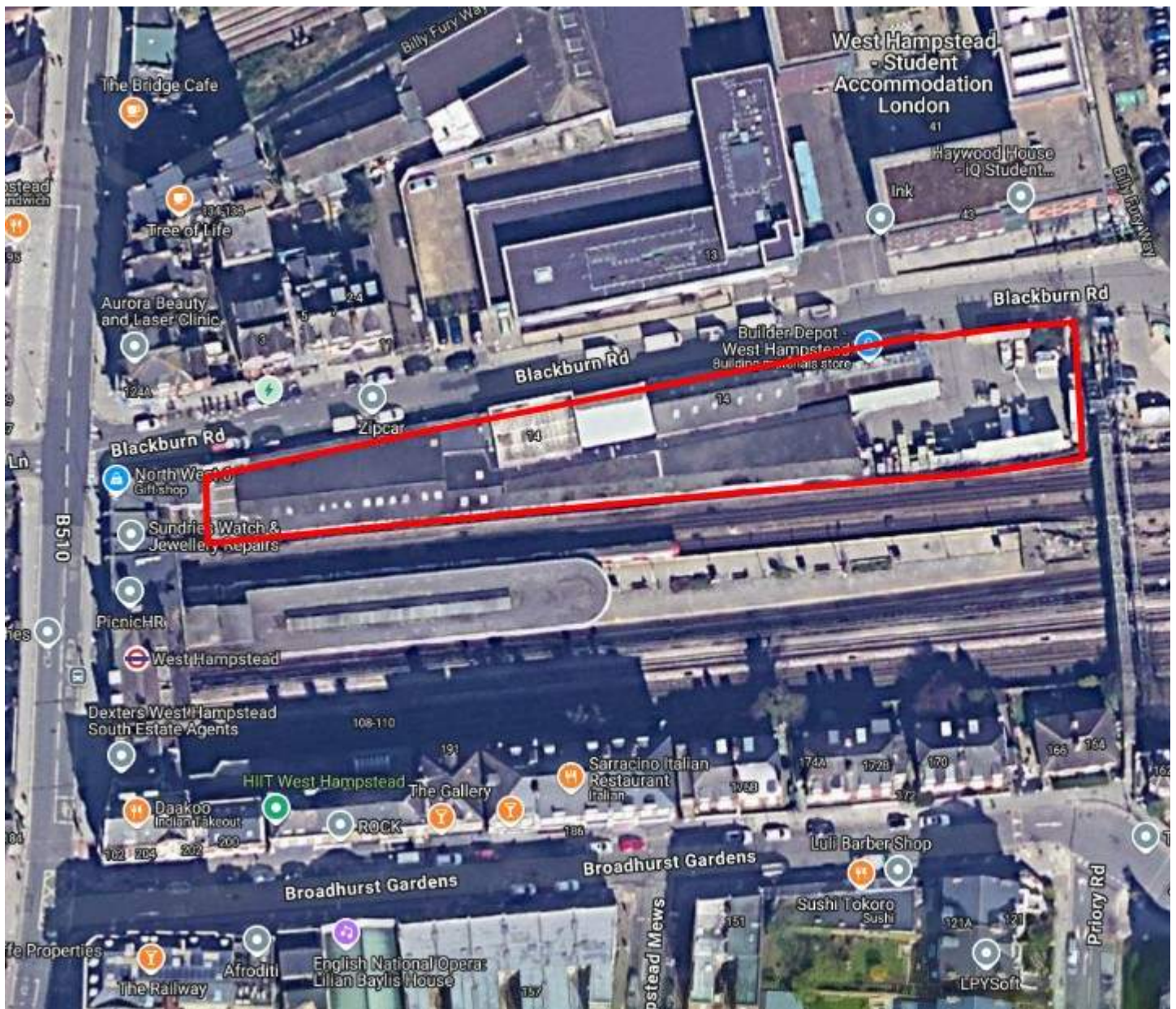
Sent: 28 January 2025 17:38

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Subject: 250129/LG09 Site Information Request, 14 Blackburn Road

Good evening,

A-Squared are preparing a geoenvironmental desk study report. Please can you provide the requested information (see below) held by the Environment Agency (EA) with respect to the subject site shown on the below plans, if information is available. The site boundary is as shown by the red line. The site is located off 14 Blackburn Road, London, NW6 1RZ.



The centre of the site is located at approximate national grid reference: 525623E, 184680N

The information specifically requested is any information held by the EA on the following bullet points, either for the site itself or within 500 m of the site boundary:

(information on the distance and direction to each identified feature is also requested)

- Background groundwater and surface water quality;
- Groundwater flow direction (for the various geological units) and general hydrogeological site setting / hydrogeological parameters;
- Licenced water abstractions (surface and groundwater) and details of the geological unit each abstracts from;
- Groundwater Source Protection Zones (SPZs);
- Licenced Discharge Consents;
- Records of any pollution incidents and remediation subsequently undertaken;
- Records of any 'Special Sites' as per Part 2a (EPA 1990);
- Details of any sites under consideration for investigation as a potential 'Special Site' as per Part 2a (EPA 1990);
- Records of current or historical landfill sites or waste sites;

- Details of any lined surface watercourses;
- Details of any culverted watercourses;
- Historical land uses (specifically for the site or immediately adjacent to it rather than within 500 m, in this case); and
- Any ground investigation data for the site or immediately surrounding area.

Regards,

Dustin Dela Cruz

MESci (Hons)
Geo-environmental Consultant



A-squared Studio

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Historic Landfill Dataset reference	Site name	Site address	Waste Management Licence number	REGIS reference	WRC reference	BGS reference	Site reference	Licence holder	Licence holders address
EAHLD12043	Canfield Place	London NW6		0			DON009		

Site operator name	Site operators address	OS prefix	Easting	Northing	Environment Agency Area name	Licence issue date	Licence surrender date	Date of first input	Date of last input	Inert waste deposited
		TQ	526000	184800	South East TH					

Industrial waste deposited

Commercial waste deposited

Household waste deposited

Special waste deposited

Liquid sludge deposited

Unknown waste deposited

Gas control in place

Leachate control in place



Exempt

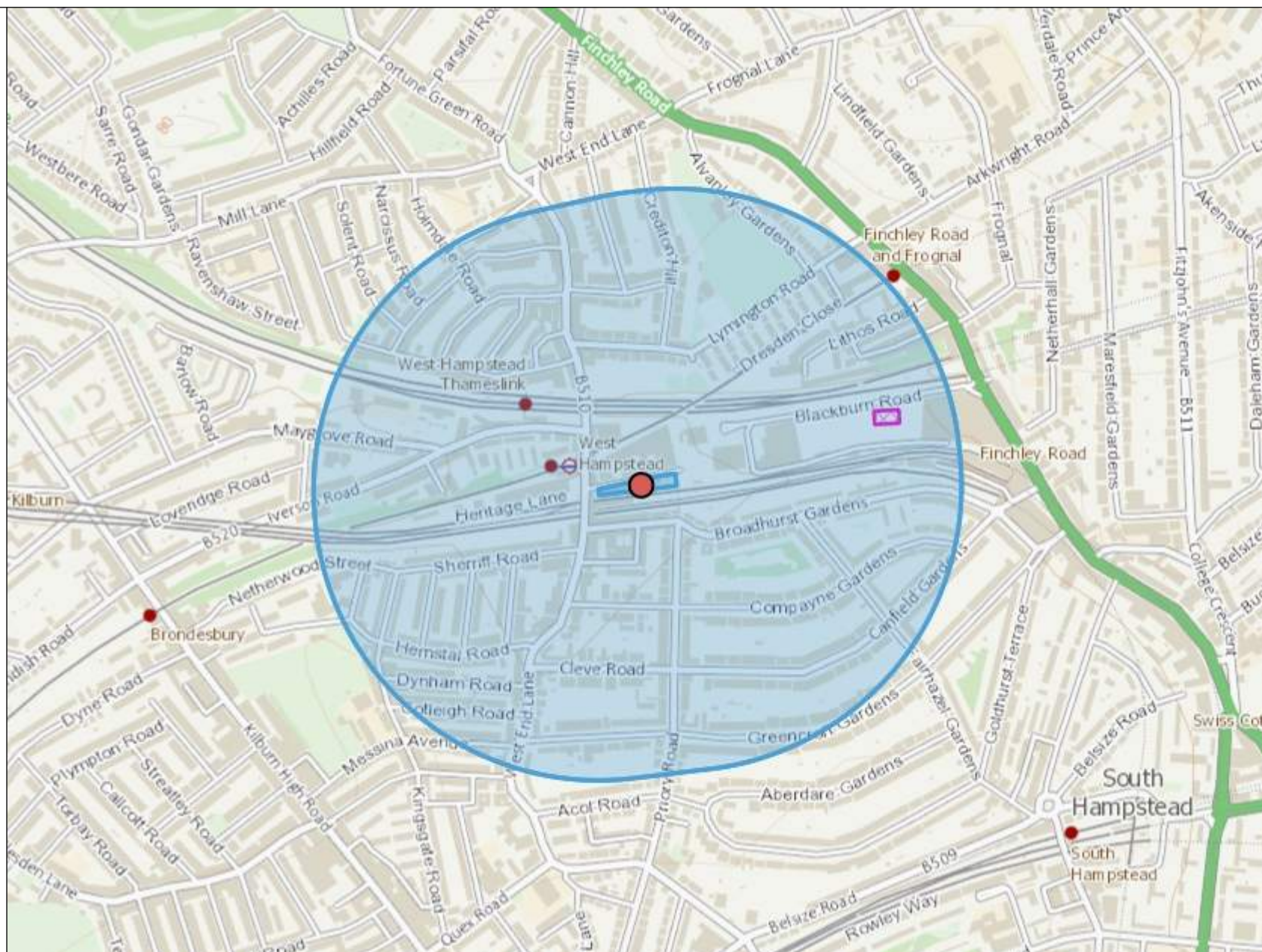
Licenced	No licence required	Site depicted as buffered point(s)	Area (square metres)	Perimeter (metres)
			1013.825838	133.5770293

Historic Landfill Map



Legend

-  Authorised Landfill sites
 Historic Landfill sites



1: 10,000



Notification ID	Notification date	EA Water Management Area	EA Public Face Area	Location	District Council	National Grid Reference	Environment Protection incident
1628561	03/07/2018	Herts and North London	Herts and North London	West Hampstead	CAMDEN LONDON BORO	TQ 25447 84676	Yes
724213	12/10/2009	Herts and North London	North East	South Hampstead	CAMDEN LONDON BORO	TQ 25634 84272	Yes
550494	11/12/2007	Herts and North London	North East	West Hampstead	CAMDEN LONDON BORO	TQ 25533 84942	Yes
631257	27/10/2008	Herts and North London	North East	South Hampstead	CAMDEN LONDON BORO	TQ 25836 84263	Yes
654004	15/02/2009	Herts and North London	North East	West Hampstead	CAMDEN LONDON BORO	TQ 25567 84732	Yes
1637123	26/07/2018	Herts and North London	Herts and North London	West Hampstead	CAMDEN LONDON BORO	TQ 25356 85120	Yes
657834	01/03/2009	Herts and North London	North East	Brondesbury	CAMDEN LONDON BORO	TQ 25389 84235	Yes
631257	27/10/2008	Herts and North London	North East	South Hampstead	CAMDEN LONDON BORO	TQ 25836 84263	Yes
853875	28/01/2011	Herts and North London	North East	Brondesbury	CAMDEN LONDON BORO	TQ 25083 84802	Yes

Substantiated	Incident status	Air - incident category	Land - incident category	Water - incident category	Cause type	Incident cause	Premises type
Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 3 (Minor)	Fires	Other Fire	
Yes	Closed	Category 4 (No Impact)	Category 3 (Minor)	Category 4 (No Impact)	Containment and Control Failure	Pipe Failure below ground	Domestic and Residential
Yes	Closed	Category 4 (No Impact)	Category 3 (Minor)	Category 4 (No Impact)	Unauthorised Activity	Fly-Tipping	
Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	Fires	Other Fire	Premises Type Not Identified
Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	Containment and Control Failure	Accidental Spillage	Transport
Yes	Closed	Category 3 (Minor)	Category 4 (No Impact)	Category 4 (No Impact)	Fires	Other Fire	Domestic and Residential
Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	Cause Not Identified	Not Identified	
Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	Fires	Other Fire	Premises Type Not Identified
Yes	Closed	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	Cause Not Identified	Not Identified	

Premises	Pollutant type	Pollutant
Other Domestic/Residential Source	Contaminated Water	Firefighting Run-Off
	Oils and Fuel	Gas and Fuel Oils
	Inert Materials and Wastes	Construction and Demolition Materials and Wastes
Not Identified	Atmospheric Pollutants and Effects	Smoke
Rail	Oils and Fuel	Unidentified Oil
Private Dwellings	Atmospheric Pollutants and Effects	Smoke
	Oils and Fuel	Hydraulic Oils
Not Identified	Contaminated Water	Firefighting Run-Off
	Pollutant Not Identified	Not Identified

Appendix F: Qualitative Risk Assessment Matrix

A-squared Studio Engineers Ltd. qualitative risk assessment for geo-environmental purposes is undertaken in accordance with CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001). The CIRIA C552 risk categories and the assessment methodology are summarised below in Table F.1, Table F.2 and Table F.3. Potential magnitude and potential likelihood are both classified to enable a risk rating to be assessed.

Potential magnitude considers the potential consequences should a complete source–pathway–receptor linkage be present. Potential magnitude is classified as per Table F.1.

Table F.1 Definition of potential magnitude of consequence

Category	Definition
Severe	Acute risks to human health, catastrophic damage to buildings / property, major pollution to controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Damage to non-sensitive ecosystems or species.

Potential likelihood takes into account the presence of the hazard and receptor as well as the integrity of the pathway for exposure, i.e., whether a source-pathway-receptor linkage is present or not. Potential likelihood is classified as per Table F.2.

Table F.2 Definition of potential likelihood of exposure

Category	Definition
High Likelihood	Pollutant linkage may be present and is almost certain to occur in the long-term. Or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that it will occur over the long-term.
Low Likelihood	Pollutant linkage may be present, and there is a possibility that it will occur, although there is no certainty that it will do so.
Unlikely	Pollutant linkage may be present, but it is improbable that it will occur.

The potential magnitude of consequence and the potential likelihood of exposure are assessed in accordance with the risk matrix presented in Table F.3.

Table F.3 Geo-environmental risk assessment matrix

		Potential Magnitude of Consequence			
		Severe	Medium	Mild	Minor
Potential Likelihood of Exposure	High Likelihood	Very High	High	Moderate	Low to Moderate
	Likely	High	Moderate	Low to Moderate	Low
	Low Likelihood	Moderate	Low to Moderate	Low	Very Low
	Unlikely	Low to Moderate	Low	Very Low	Very Low



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