

**From:** Longman, Ciara [Ciara.Longman@camden.gov.uk]  
**Sent:** 10 October 2007 16:04  
**To:** Suneel Law

Hi Suneel Thank you for your enquiry and I provide the following information:

1. Is the Council aware of any contamination issues or specific incidents in connection with the site?  
The Council is not aware of any contamination issues associated with this site. The site has been residential since the late 1800s.

2. Has the site been identified under the Council's Contaminated Land Strategy for further investigation under the provisions of Part IIA of the EPA 1990? If so, please provide further details, including your predicted timescales for further action. If not, what is the likelihood of the site being identified in the future?

No historical contaminative uses have been identified at the site or adjoining sites therefore the property has not been identified for inspection under Part IIA of the EPA 1990.

3. Are there any closed, licensed or unlicensed landfill sites within a 250m radius of the site? If yes, what is their location (NGR) and what types of waste were deposited in them? Are there any known gassing issues? If any gas spiking/monitoring has been carried out, could you please supply the results?

There are no licenced or unlicensed landfill sites within 250 m of the site.

4. Are there any private water supplies on your Local Authority Private Water Supply Register, within a 2km radius of the site? If yes, what is the location (i.e. NGR) and the source of the abstraction and its purpose?

Currently there are no private drinking water abstractions in the London Borough of Camden.

Please contact me if you have any further questions.

Kind regards

Ciara Longman  
Environmental Health Team  
Tel: 020 7974 2638  
Fax: 020 7974 8955

Culture & Environment Directorate  
London Borough of Camden  
Town Hall Offices  
Argyle Street  
London  
WC1H 8EQ  
[www.camden.gov.uk/contaminatedland](http://www.camden.gov.uk/contaminatedland)

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

## **APPENDIX C**

### **Background to Assessment of Environmental Liability**

(this appendix contains 2 pages including this one)

## BACKGROUND TO ASSESSMENT OF ENVIRONMENTAL LIABILITY

### Contaminated Land

Part IIA of the Environmental Protection Act 1990, defines *Contaminated Land* as follows:

"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 -

- (a) SIGNIFICANT HARM is being caused or there is a SIGNIFICANT POSSIBILITY of such harm being caused; or
- (b) POLLUTION OF CONTROLLED WATERS is being, or is likely to be, caused."

The second part of the above definition is currently subject to possible amendment under the Water Bill. The Consultation Draft of the Water Bill indicates that the definition of Contaminated Land in relation to pollution of controlled waters may be amended to reflect the significance of the impact. Assuming that this amendment is accepted, land will be defined as 'Contaminated Land' only where:

- (a) SIGNIFICANT POLLUTION of controlled waters is being caused; or
- (b) There is a SIGNIFICANT POSSIBILITY of SIGNIFICANT POLLUTION of controlled waters being caused.

### Risk Assessment

The definition of *Contaminated Land* under Part IIA of the Environmental Protection Act 1990, is based upon the principles of risk assessment. For the purposes of this guidance, "risk" is defined as the combination of:

- (a) The probability, or frequency, of occurrence of a defined hazard (for example, exposure to a property of a substance with the potential to cause harm); and
- (b) The magnitude (including the seriousness) of the consequences.

### Pollutant Linkage

The basis of an environmental risk assessment involves:

- (i) Identifying a source of contamination;
- (ii) Identifying a pathway/media through which the contamination may migrate; and
- (iii) Identifying a receptor or target at risk from the contamination.

Current legislation gives the following the definitions:

A contaminant is a substance which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters.

A pathway is one or more routes or means by, or through, which a receptor:

- (a) is being exposed to, or affected by, a contaminant, or
- (b) could be so affected.

A receptor is either:

- (a) a living organism, an ecological system or a piece of property; or
- (b) controlled waters.

The term 'pollutant linkage' indicates that all three elements (i.e. contaminant / pathway / receptor) have been identified. The site can only be designated within the context of the Part IIA legislation as *Contaminated Land* if there is a pollutant linkage and the contamination meets the criteria, outlined in Section 5.1. Land that fails to meet all the criteria required to classify it as Contaminated Land, as described above, may still contain harmful and/or hazardous substances. The presence of these substances may affect current operations on the site and may be a material consideration in any future development of the site

## **APPENDIX D**

### **Risk Assessment Matrix**

(this appendix contains 3 pages including this one)

# Risk Classification Tables (Adapted from CIRIA 552 (2001))

**Table 1 Classification of Consequence**

Classification	Definition	Examples
Severe	Short term (acute) risk to human health likely to result in "significant harm" as defined by the environmental protection Act 1990, Part IIA. Short term risk of pollution of sensitive water source. Catastrophic damage to buildings/property. A short term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definition of ecological systems within the Circular on Contaminated Land, DETR, 2006).	High concentrations of cyanide on surface of an informal recreation area.  Major spillage of contaminants from site into controlled water.  Explosion, causing building collapse (can also equate to a short term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ("significant possibility of significant harm") as defined in the DETR, 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem. (note: the definitions of ecological systems within Circular on Contaminated Land, DETR, 2006).	Concentrations of a contaminant from site exceed the generic, or site specific assessment criteria.  Leaching of contaminants from a site to a major or minor aquifer.  Death of a species within a Designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to buildings/structures and crops ("significant harm" as defined in the Circular on Contaminated Land, DETR, 2006). Damage to sensitive buildings/structures or the environment.	Pollution of non-classified groundwater.  Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as Personal Protective Clothing, etc). Easily repairable effects of damage to buildings/structures.	The presence of contaminants at such concentrations that protective equipment is required during site works.  The loss of plants in a landscaping scheme.  Discoloration of concrete.

**Table 2 Classification of probability**

Classification	Definition
High Likelihood	There is a pollution linkage and an event which would either appear very likely in the short term and almost inevitable over the long term, or, there is evidence at the receptor of harm or pollution.
Moderate Likelihood	There is a pollution linkage and all the elements are present and in the right place which means that it is probable that an event will occur.  Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur.  However, it is by no means certain that even over a longer period such events would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur in the very long term.

**Table 3 Comparison of consequence against probability**

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/ Low Risk
	Moderate Likelihood	High Risk	Moderate Risk	Moderate/ Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/ Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/ Low Risk	Low Risk	Very Low Risk	Very Low Risk

## BACKGROUND TO ASSESSMENT OF ENVIRONMENTAL LIABILITY

### Contaminated Land

Part IIA of the Environmental Protection Act 1990, defines *Contaminated Land* as follows:

"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 -

- (a) SIGNIFICANT HARM is being caused or there is a SIGNIFICANT POSSIBILITY of such harm being caused; or
- (b) POLLUTION OF CONTROLLED WATERS is being, or is likely to be, caused."

The second part of the above definition is currently subject to possible amendment under the Water Bill. The Consultation Draft of the Water Bill indicates that the definition of Contaminated Land in relation to pollution of controlled waters may be amended to reflect the significance of the impact. Assuming that this amendment is accepted, land will be defined as 'Contaminated Land' only where:

- (a) SIGNIFICANT POLLUTION of controlled waters is being caused; or
- (b) There is a SIGNIFICANT POSSIBILITY of SIGNIFICANT POLLUTION of controlled waters being caused.

### Risk Assessment

The definition of *Contaminated Land* under Part IIA of the Environmental Protection Act 1990, is based upon the principles of risk assessment. For the purposes of this guidance, "risk" is defined as the combination of:

- (a) The probability, or frequency, of occurrence of a defined hazard (for example, exposure to a property of a substance with the potential to cause harm); and
- (b) The magnitude (including the seriousness) of the consequences.

### Pollutant Linkage

The basis of an environmental risk assessment involves:

- (i) Identifying a source of contamination;
- (ii) Identifying a pathway/media through which the contamination may migrate; and
- (iii) Identifying a receptor or target at risk from the contamination.

Current legislation gives the following the definitions:

A contaminant is a substance which is in, on or under the land and which has the potential to cause harm or to cause pollution of controlled waters.

A pathway is one or more routes or means by, or through, which a receptor:

- (a) is being exposed to, or affected by, a contaminant, or
- (b) could be so affected.

A receptor is either:

- (a) a living organism, an ecological system or a piece of property; or
- (b) controlled waters.

The term 'pollutant linkage' indicates that all three elements (i.e. contaminant / pathway / receptor) have been identified. The site can only be designated within the context of the Part IIA legislation as *Contaminated Land* if there is a pollutant linkage and the contamination meets the criteria, outlined in Section 5.1. Land that fails to meet all the criteria required to classify it as Contaminated Land, as described above, may still contain harmful and/or hazardous substances. The presence of these substances may affect current operations on the site and may be a material consideration in any future development of the site