

**ENVIRONMENTAL HEALTH  
SUPPORTING COMMUNITIES**

<b>To:</b>	Laura Dorbeck
<b>From:</b>	Melanie Lipsham (Acting Contaminated Land Officer)
<b>Date:</b>	22/12/2022
<b>Address:</b>	West Kentish Town Estate Land bounded by Queens Crescent Grafton Road Althone Street Rhyl Street Weedington Road Coity Road Warden Road Bassett Street and Allcroft Road London NW5
<b>Proposal:</b>	Request for scoping opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the redevelopment of the West Kentish Town Estate to provide up to approximately 898 dwellings (with a mix of affordable and market housing) and ancillary commercial uses in buildings ranging from 4 to 14 storeys in a variety of different housing typologies including flats and maisonettes alongside new routes, open space, play space, hard and soft landscaping and other associated works.
<b>Reference:</b>	2022/5281/P
<b>Key Points:</b>	Condition recommended

## **ENVIRONMENTAL HEALTH OBERVATIONS**

### **PART 1 - Introduction**

A request for comment has been received for the proposed development detailed above.

It is understood the development will comprise 898 No. residential dwellings including gardens, areas of open space and soft landscaping.

Historical industrial land uses have been identified on site and immediately adjacent to the site, including printers, cycle manufacturers, coal and coke merchants, motor engineers and various works and factories. There is also the potential for elevated concentrations of heavy metals (primarily lead) within the background concentrations of Camden soils.

Previous development has historically occurred on site, and hence there is the potential for made ground and associated contaminants of concern beneath the site.

Given the proposed residential development including basements and soft landscaping (including garden areas), we recommend the contaminated land condition below.

## **PART 2 – Condition**

In principle there is no objection to the proposal subject to the condition recommended below:

### **Land Contamination Risk Assessment**

#### **Part A:**

No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the local planning authority. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses. A conceptual site model should be produced indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks to identified receptors. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Subsequent parts are subject to the findings of the desk study:

#### **Part B:**

No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

#### **Part C:**

No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered

contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

**Part D:**

Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

**Reason:** To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Sincerely,

Melanie Lipsham MESci C.WEM (Acting Contaminated Land Officer, LB Camden)