



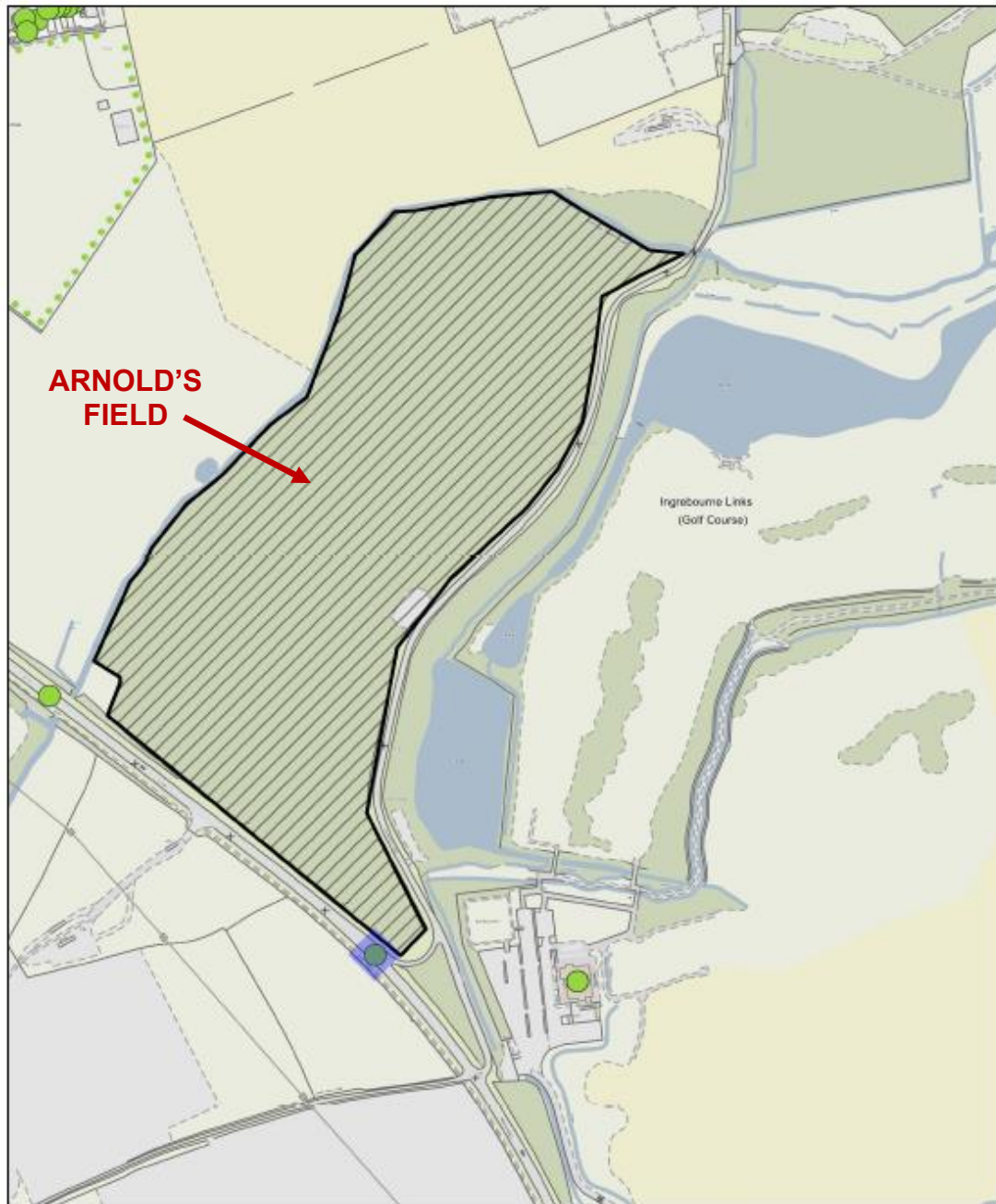
## Determination Record

<b>Subject</b>	<b>Determination of Contaminated Land Status – Part 2A EPA 1990</b>
<b>Site</b>	<b>Arnold’s Field, Lauanders Lane, Rainham, RM13 9FL</b>
<b>Location</b>	Junction of Lauanders Lane and New Road (A1306) – see Appendix 1.
<b>Date of Determination</b>	16 October 2025
<b>DECISION</b>	Following a full assessment, it is determined that the Site is identified as “contaminated land” within the meaning of Part 2A of the Environmental Protection Act 1990.
<b>Summary</b>	<p>The rationale for the decision is given, in full, in the signed Delegated Officer report. The summary of the assessment of the evidence gathered and conclusions are as follows:</p> <ol style="list-style-type: none"><li><b>1) <u>Effect on Human Health – Onsite Receptors</u></b> Given the relative inaccessibility of the site, the conclusion is that there is a low likelihood that persons will access the site to create a significant possibility of significant harm (SPOSH) therefore, for this criterion, the Site should be classed as “Category 3”.</li><li><b>2) <u>Effect on Human Health – Offsite Receptors</u></b> There is a low risk of gases (excluding “smoke”) or airborne fibres asbestos reaching people outside of the Site. It is likely that there is an increase in emissions (in smoke) of specific pollutants/contaminants (*VOCs, PAHs, PCBs and heavy metals) during fires but those increased levels have not been shown to exceed any national or WHO objectives (where available), and so the risk of adverse health effects is low. Long term exposure to fine particulate matter (“PM<sub>2.5</sub>”) in smoke is known to have a notable impact on public health. However, the interim annual average PM<sub>2.5</sub> targets for England have not been exceeded at the site, the incidences of brain, lung and haematological cancers and mesothelioma were not higher amongst the population living close to the Site compared to the rest of Havering. A statistically significant increase in GP visits on fire days by those with pre-existing long-term respiratory conditions – such as asthma or chronic</li></ol>

	<p>obstructive pulmonary disorder has been found in the local population. This is in line with international scientific consensus that those with pre-existing conditions are more vulnerable to the effects of smoke. The UK Govt. recognises a significant correlation between the degree of annoyance and depression, anxiety disorder and general mental health, however, there is no known legal precedent in part 2A decision making for linking long-term exposure of increased PM<sub>2.5</sub> levels to negative psychological and physical reactions. The issue of the mental health impacts is one that merits consideration of a precautionary approach, especially given the reoccurrence of regular fires for over seven years to date with a high likelihood of future reoccurrence. Therefore, on balance, given the evidence of harm due to the connection between the smoke coming from the fires on the Site and adverse physical and mental health effects for local populations, it was concluded – for this criterion – that the Site should be classed as “Category 2”.</p> <p><b>3) <u>Effect on Controlled Waters</u></b> Testing by GESL of water on the Site and by the Environment Agency of the watercourse (both upstream and downstream) next to the Site did not indicate a significant possibility of significant pollution of controlled waters and so, for this criterion, it was concluded that the Site should be classed as “Category 4”.</p> <p><b>4) <u>Effect on Non-Human Receptors</u></b> The Council has no evidence (or insufficient evidence) to indicate that the impact on ecological systems, property, produce, animals or buildings etc. is sufficiently substantive to reach the level of “significant harm” and so it was concluded that, for this criterion, that the Site should be classed as “Category 4”.</p> <p><b><u>Overall Conclusion</u></b> DEFRA’s 2012 Statutory Guidance on Contaminated Land provides that classifications of Category 1 or 2 would indicate “Contaminated Land” and Category 3 or 4 would indicate not. Where any of the four criteria is classified as Category 1 or 2 then the Site would as a whole would formally be designated as “Contaminated Land”. Consequently, given the Category 2 for the “Effect on Human Health for Offsite Receptors” it was concluded that Arnold’s Field be determined as a Site of Contaminated Land.</p>
<p><b>Documents</b></p>	<p>The Delegated Officer report and all background documentation relied on for this determination are accessible online here: <a href="https://www.havering.gov.uk/launderslane">https://www.havering.gov.uk/launderslane</a></p>

- \* VOC = Volatile Organic Compounds
- \* PAH = Polycyclic Aromatic Hydrocarbons
- \* PCB = Polychlorinated Biphenyls

**APPENDIX 1 – Location of Site**  
 (junction of Lauzers Lane and New Road [A1306])



MR1	TQ5433581976 
  	Scale: 1:5000 Date: 18 April 2024 
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