

Contents

1	Introduction	1
1.1	Site Contamination Law in the Broader Context of Environmental Law	1
1.2	Terminology of Site Contamination	4
1.2.1	‘Site’ Versus ‘Land, Soil and/or Water’	4
1.2.2	‘Contamination’ Versus ‘Pollution’	5
	References	7
2	The Nature and Extent of Site Contamination	11
2.1	Introduction	11
2.2	Sources and Effects of Site Contamination	12
2.2.1	Common Types of Contaminating Activities	12
2.2.2	Common Contaminants	14
2.2.3	Effects of Contamination	15
2.3	Extent of Site Contamination	17
2.3.1	Geographical Locations and Trends	17
2.3.2	Number of Contaminated Sites and Proportion of Land Mass Affected	18
2.4	Remediation of Site Contamination—Common Approaches	21
2.5	Progress in Remediation	22
2.6	Economic Considerations in Remediation of Site Contamination	26
2.7	Regulatory Trends in Remediation of Site Contamination	29
2.7.1	Historical Perspective—Trend to Site-Based Risk Assessment	29
2.7.2	Modern Approach—From Regulation to Brownfields Redevelopment	30
2.7.3	Post-remediation Measures (‘Long-Term Stewardship’)	31
2.8	Conclusions	34
	References	35

3	Current International Law Relating to Site Contamination	41
3.1	Introduction	41
3.2	Terminology	42
3.2.1	International Law	42
3.2.2	Regional Law	43
3.2.3	Bilateral Law	43
3.2.4	Soft Law	44
3.2.5	Customary Law	44
3.3	Regulatory Measures	44
3.3.1	Soil Protection	44
3.3.2	Pollution and Pollutants	55
3.3.3	General Environmental Protection	69
3.4	Liability Measures	78
3.4.1	State Responsibility	79
3.4.2	Civil Liability for Environmental Harm	80
3.5	Summary	87
3.6	Conclusions and Analysis	89
	References	91
4	National Site Contamination Law	99
4.1	Introduction	99
4.2	Definition of ‘National Site Contamination Law’	100
4.3	Categories of Site Contamination Law	101
4.3.1	Countries with Extensive, Specific Provisions on Site Contamination	104
4.3.2	Countries with Limited, Specific Provisions on Site Contamination	107
4.3.3	Countries with No Provisions on Site Contamination	107
4.4	An Overview of National Site Contamination Law	108
4.4.1	Countries with Extensive, Specific Site Contamination Law	108
4.4.2	Countries with Limited, Specific Legislation	111
4.4.3	Countries with No Specific Site Contamination Law	114
4.5	Key Trends and Issues in the Development of National Site Contamination Law	114
4.5.1	Concentration of Site Contamination Legislation	115
4.5.2	Regulatory ‘Model’ or Approach	115
4.5.3	Brownfields Legislation	116
4.5.4	Policy Versus Law and Technical/Scientific Standards	117
4.5.5	Key Features of Site Contamination Regimes in Specific Jurisdictions	118

4.5.6	Factors Influencing Developments in Site Contamination Law	124
4.5.7	Influence of 'Models' with Particular Countries	124
4.5.8	Influence of Costs of Cleanup	124
4.6	Conclusions	125
	References	191
5	Responsibility for Site Contamination	199
5.1	Introduction	199
5.2	Definition of Responsible Parties	200
5.3	Nature of Liability	202
5.3.1	Retrospectivity	202
5.3.2	Strict Liability	204
5.3.3	Fault-Based Liability	204
5.3.4	Joint and Several Liability	205
5.3.5	Proportionate Liability	210
5.4	Mechanisms for Imposing Responsibility	211
5.4.1	The 'Command and Control' Approach	211
5.4.2	Non-traditional Mechanisms	211
5.4.3	Transfer of Liability	212
5.5	Remediation of 'Orphan' Sites	212
	References	213
6	Promoting National Site Contamination Law: The Challenge of Harmonisation	217
6.1	Introduction	217
6.2	Defining Harmonisation	219
6.3	Types of Harmonisation	224
6.3.1	Binding Protocol to an Existing Treaty, or a New/Amended Binding Treaty	224
6.3.2	Loan Conditions and Bilateral Aid Agreements	224
6.3.3	High-Level Declarations or Resolutions	225
6.3.4	Guidelines or Recommendations	225
6.3.5	ISO Standards	227
6.3.6	Codes of Practice	228
6.3.7	A Model Law or Policy	228
6.3.8	Emulation of 'State of the Art' Practices in Other Jurisdictions	229
6.3.9	Emulation Due to Market Pressure	231
6.4	Justifications for Harmonisation	232
6.5	Qualifications and Limitations Relating to Harmonisation	234
6.6	Overcoming the Limitations of Harmonisation	235
6.7	Who Might Promote Harmonisation of Site Contamination Law, and How?	238
6.8	Conclusions	242
	References	243

7	An International Response to Site Contamination	247
7.1	Introduction	247
7.2	Reasons for an International Response to Site Contamination	247
7.3	Site Contamination as a Matter of International Concern	248
7.4	Examples of Recent International Regimes on Related or Similar Matters	254
7.4.1	Chemicals and Contaminants	254
7.4.2	Soils/Degradation	265
7.4.3	The Key Role of UNEP in Initiating New International Agreements	271
7.4.4	Conclusions	273
7.5	The Appropriate Form of an International Instrument	273
7.5.1	A Binding International Instrument	274
7.5.2	Soft Law Options	277
7.5.3	A Regional Approach?	281
7.6	Possible Content of an International Instrument	281
7.7	Conclusions	283
	References	284
8	Alternatives to International Law – Other Means of Promoting National Site Contamination Law	291
8.1	Introduction	291
8.2	Outline of Alternatives	292
8.2.1	Global and Regional Lending Institutions	292
8.2.2	Bilateral Aid Initiatives	299
8.2.3	ISO Standards	302
8.2.4	Voluntary Codes of Practice	303
8.2.5	A ‘Model Law’ on Site Contamination	304
8.3	Comparative Evaluation of All Options	307
8.4	Conclusions	309
	References	310
9	Recommended Features of a Model Law on Site Contamination	313
9.1	Introduction	313
9.2	Scope of a Model Law on Site Contamination	314
9.2.1	New Legislation Versus Amended Legislation	315
9.2.2	A Universal Definition of Site Contamination	316
9.2.3	Allocation of Liability for Remediation	317
9.2.4	Role of Private Professionals	319
9.2.5	Regulatory Process for Remediation	320
9.2.6	Voluntary Remediation/Brownfield Measures	330
9.2.7	Post-remediation Measures	332
9.2.8	Public Participation	334

9.3	How a Model Law on Site Contamination Might Be Developed	334
9.3.1	Achieving Legitimacy, Transparency and Sensitivity to Local Conditions – Prior Assessment and Consultation	334
9.3.2	Securing the Uptake of Legislation Based on the Model Law	336
9.3.3	The Mechanics of Developing and Promoting a Model Law	337
9.3.4	Who Will Prepare and Promote the Model Law?	338
9.4	Conclusions	345
	References	346
10	Conclusions and Recommendations	353
10.1	Lack of International Law and Policy on Site Contamination	354
10.2	The Need for Specific National Regulatory Regimes on Site Contamination	356
10.3	Lack of Consistent Approaches to Site Contamination Law and Policy at the National Level	357
10.4	The Case for Harmonisation of Site Contamination Law	358
10.4.1	Top-Down Harmonisation – The Prospects of an International Instrument on Site Contamination	359
10.4.2	Bottom-Up Approaches – A Model Law on Site Contamination	361
10.5	Summary	363
	References	364
	Index	367