

Internal Memo

Date: 23/05/2022

To: Greater Cambridge Shared Planning – Paul Hunt
From: Climate, Environment & Waste – Contaminated Land
Proposal: Submission of details required by conditions 3 (Contamination), 6 (Surface and Foul Water Drainage), 10 (Water Run-Off), 11 (Boundary Treatment), 14 (External Materials), 16 (Lighting Design) and 17 (Biodiversity Enhancement) of permission 20/03934/FUL
Site Address Barn at Moores Farm Fowlmere Road Foxton
Reference: 20/03934/CONDB

I wish to confirm that I have received a copy of the above application and considered the implications in terms of risk from potential contamination. Specifically, the following documentation has been reviewed:

- Phase I Desk Study Report by Demeter Environmental Ltd dated March 2021.
- Phase II Site Investigation letter report by Demeter Environmental Ltd dated 17th March 2022

The site has a potentially contaminative historical usage comprising agricultural structures and surrounding land and is being developed into a sensitive enduse (residential). The Phase I report has been submitted previously and discussion was had with the applicant regarding the need for limited soil sampling to determine any risk posed from potential asbestos containing material used within the surfacing of the track directly adjacent the development.

The report confirms that sampling within proposed garden areas demonstrates the soil to be suitable for the proposed use. I am satisfied with the conclusion that no further assessment is required within the proposed garden areas.

Visible evidence of asbestos cement sheeting fragments was noted in the gravel track, with laboratory analysis confirming the presence of asbestos, albeit no free fibres were recorded in the sample. A broad recommendation has been made to undertake works on the track to ensure no future release of asbestos fibres. The location of the samples within the gravel track are outside of the application boundary, presumably since it is this stretch of the track that has historically been noted to contain asbestos material. There is no assessment of whether confirmed asbestos containing material in the portion of the track beyond the site actually poses a risk to the development. Additionally, given the proximity to the application site, there is no information on the nature of the surfacing or whether asbestos containing material has been noted within the portion of the track leading to the site and within the application boundary. This section of the track is likely to be more

heavily trafficked and lead to further breakdown of any asbestos cement fragments, should they be present.

In summary, I am satisfied that the soils within the proposed garden areas on site are suitable for use and no further assessment on this aspect is required. There remains a number of questions in relation to risk posed to the development from asbestos material in the track both off site and within the application site. As such, **part a of condition 3 has been complied with, however the outstanding questions / assessment mean part b should not be discharged at present.**

Conditions relating to contamination are given below for reference:

3. No development shall take place until:

- a) ~~The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.~~
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

4. Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 1 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

5. If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Claire Sproats
Scientific Officer (Contaminated Land)