



Internal Memo

Date: 15/02/2021

TO: Greater Cambridge Shared Planning – Richard Fitzjohn

FROM: Shared Waste and Environment – Contaminated Land

SUBJECT: **Conversion of agricultural building to 2 No. dwellings. | Barn At Moores Farm Fowlmere Road Foxton Cambridge Cambridgeshire CB22 6RT**

REF: **20/03934/FUL**

I wish to confirm that I have received a copy of the above application including recent amendments and considered the implications in terms of risk from potential contamination.

The site is located adjacent to a potentially contaminative roadway containing asbestos, in addition, the site comprises agricultural structures and is being developed into a sensitive enduse (residential).

As such, it is recommended that a Phase I Desk Study be carried out to assess potential risks from contamination associated with the proposed redevelopment.

If this information is not made available prior to determination of the planning application, please attach the following conditions to the subsequent decision notice:

1. 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.*

2. 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.

3. 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.

Reason – To ensure that 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 Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Claire Sproats
Scientific Officer (Contaminated Land)