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Memo

To: Luke Simpson (Planning and New Communities)

From: Michael Judson (EPS/Health & Environmental Services – Contaminated Land)

Ref: **S/3333/19/FL**

Date: 13th December 2019

Re: Hillstead Farm, Hinton Way, Great Shelford, Cambridge, Cambridgeshire, CB22 5AN –

Change of use of five former agricultural buildings: 3 no. to B8, 1no. to B1 and 1no. to B1 and/or B8, including associated minor external alterations, parking and upgrading of access (Contamination)

I wish to confirm that I have received a copy of the above application, and have considered the implications of the proposals in relation to potential risks from contaminated land.

The site is proposed to be developed into a relatively insensitive commercial land use, however the site has historically been used as a farm with the tanks present. 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 condition 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.

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.

Please return a copy of the decision notice regarding this application, quoting the Department's reference, when it has been determined

Please forward these comments to the applicant as you deem necessary.

Regards,

A handwritten signature in black ink that reads "M Judson". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Michael Judson
EPS on behalf of SCDC (Contaminated Land)