



Internal Memo

Date: 16/12/2020

TO: Greater Cambridge Shared Planning – Paul Hunt

FROM: Shared Waste and Environment – Contaminated Land

SUBJECT: **Submission of details required by conditions 3 (Ecological Management Plan), 4 (Biodiversity Enhancement), 5 (Remediation Method Statement), 6 (Verification Report), 7 (Access), 8 (Fire Hydrants) and 9 (Cycle Storage) of planning permission S/3333/19/FL - Hillstead Farm Hinton Way Great Shelford Cambridge**

REF: **S/3333/19/CONDA**

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

- Phase 1 Geoenvironmental Desk Study by Demeter Environmental dated September 2020.

The site has a potentially contaminative historical usage comprising an agricultural structures and surrounding land though the end use is not particularly sensitive to the presence of contamination (commercial)

A Phase I Desk Study has been carried out and identified potential contaminants within onsite Made Ground. Proposals have been made for remedial measures (soil removal and replacement) in lieu of any further site investigation and risk assessment.

Whilst I would not usually recommend this approach as it is not standard practice and does not follow the framework set out in "Land Contamination Risk Management", I acknowledge the information within the Desk Study concluding that the site is low risk and that such risk is only evident in areas of soft landscaping. It is unclear as to the extent of soft landscaping within the proposals, and whether any proposed soft landscaping actually coincides with areas of former made ground. Further information is required in this respect.

At present I can **recommend discharge of part a of Condition 5**, as set out below:

5. 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.*

6. *Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 5 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.*

Claire Sproats
Scientific Officer (Contaminated Land)