

Internal Memo

Date: 10/05/2022

To: Greater Cambridge Shared Planning – Paul Hunt
From: Climate, Environment & Waste – Contaminated Land
Proposal: Submission of details required by conditions 4 (Biodiversity Enhancement), 5 (Remediation Method Statement), 6 (Verification Report) and 7 (Access) of permission S/3333/19/FL
Site Address Hillstead Farm Hinton Way Great Shelford Cambridgeshire
Reference: S/3333/19/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 1 Geoenvironmental Desk Study revision 1 by Demeter Environmental dated February 2022.

The site has a potentially contaminative historical usage comprising agricultural structures and surrounding land though the proposed end use is not one which is particularly sensitive to the presence of contamination.

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 current guidance “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.

Further to my comments to the previous submission within S/3333/19/CONDA, the revised report now includes some landscaping details within the appended plans and it is evident that areas of landscaping are minimal within the development and I am therefore satisfied that the remedial approach is proportionate. Full details of the areas that were subject to made ground removal and replacement with clean cover will be required in the form of a completion/verification report including details of the source of clean soils and their suitability.

I can therefore **recommend discharge of condition 5 in full** and look forward to receiving details of the completion of the works, as required by condition 6. Conditions relating to contamination are given below for reference:

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 development 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)