Memo

To: Julie Ayre (Planning and New Communities)
From: Helen Bord
Ref: S/2413/17/OL (prev S/1411/16/OL)
Date: 17th July 2017

Re: Residential development at Land off Rampton Road, Cottenham, Cambridge, Cambridgeshire, CB24 8TJ – (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, in particular with reference to Hydrock’s Ground Conditions Desk Study Issue 3 dated May 2015. (Previously we have received issue 2 dated June 2015)

The report does make recommendations for further site investigation, which is agreeable although I would also agree that the site appears low risk in terms of potential contamination.

The recommended further works outlined within the report appear appropriate and we have no critical comments to make.

If this additional information is not submitted prior to the issuing of the planning consent, please attach the following condition to the subsequent decision notice:

No development approved by this permission shall be commenced, unless otherwise agreed, until:

a) 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.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (a Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.
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 DP/1 of the adopted Local Development Framework 2007. (1st part of standard condition now satisfied, hence not required).

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,

Helen Bord
SCDC (Contaminated Land)